

2010-006664

Klamath County, Oregon



00085140201000066640020024

06/02/2010 02:50:18 PM

Fee: \$42.00

1st 1571055

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Claudia J. White, as grantors, to Pacific Cascades Financial, Inc., as trustee, in favor of Klamath First Federal Savings and Loan Association, as beneficiary, dated 06/25/03, recorded 06/26/03, in the mortgage records of Klamath County, Oregon, as Vol M03 Page 43866, covering the following described real property situated in said county and state, to wit:

Lot 4, Block 56, Nichols Addition to the Town of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 505 North 9th Street, Apt. 1-4
Klamath Falls, OR 97601

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$433.15 beginning 01/01/10; plus late charges of \$21.66 each month beginning 01/16/10; plus advances of \$197.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$51,749.23 with interest thereon at the rate of 3.25 percent per annum beginning 12/01/09; plus late charges of \$21.66 each month beginning 01/16/10 until paid; plus advances of \$197.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

Notice is hereby given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the grantor had, or had the power to convey, at the time grantor executed the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and reasonable fees of trustee's attorneys.

The sale will be held at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110 on **October 12, 2010**, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

NOTICE OF DEFAULT AND ELECTION TO SELL

**RE: Trust Deed from
White, Claudia J.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7680.20414

**For Additional Information:
After Recording return to:
Nanci Lambert
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900**

F

