

2010-008302

Klamath County, Oregon



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07/09/2010 03:33:40 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
10-104859

ATE 67898

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Saysamone Vannarath, a married person, as grantor to First American Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc as nominee for PHH Mortgage Corp (FKA Cendant Mortgage Corp), as beneficiary, dated April 14, 2006, recorded April 19, 2006, in the mortgage records of Klamath County, Oregon, in Book M06, at Page 07610, beneficial interest having been assigned to Mortgage Electronic Registration Systems, Inc., as nominee for PHH Mortgage Corporation, as covering the following described real property:

Lot 10 in Block 14 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 131 N. Wendling Street, Klamath Falls, OR 97601

Kelly D. Sutherland, Successor Trustee, hereby certifies that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, 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 grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$1,616.37, from April 1, 2010, monthly payments in the sum of \$1,806.09, from June 1, 2010, and monthly payments in the sum of \$1,626.48, from July 1, 2010, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

By reason of said default, the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sums being the following, to-wit:

\$195,943.00, together with interest thereon at the rate of 6.75% per annum from March 1, 2010, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclosure said trust deed by advertisement and sale pursuant to

ATE 42

GENEVIEVE LARSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 19, 2013