

2010-008605

Klamath County, Oregon



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07/19/2010 03:31:30 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
10-104857

ATE 67896

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Douglas K. Ivey, as grantor to Aspen Title and Escrow, as trustee, in favor of Washington Mutual Bank, FA, as beneficiary, dated August 28, 2007, recorded September 6, 2007, in the mortgage records of Klamath County, Oregon as Instrument No. 2007-015746, beneficial interest now held by JPMorgan Chase Bank, National Association, successor in interest to Washington Mutual Bank formerly known as Washington Mutual Bank, FA by operation of law as covering the following described real property:

Lots 13 and 14, Block 4, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 207 N. Lalo Ave, Chiloquin, OR 97624

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 \$480.35, 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.

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:

\$70,465.80, together with interest thereon at the rate of 3% per annum from February 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