

15 1584218

2010-008918  
Klamath County, Oregon



00087853201000089180020025

07/27/2010 03:11:17 PM

Fee: \$42.00

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by David S Mac Ivor and Fawn K Mac Ivor, as grantors, to Michael G Magnus PC, as trustee, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, dated 05/21/08, recorded 05/27/08, in the mortgage records of Klamath County, Oregon, as 2008-007579, and subsequently assigned to U.S. Bank, National Association by Assignment recorded, covering the following described real property situated in said county and state, to wit:

A portion of Tract 20 of Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin 37.4 feet Westerly from an iron pin which marks the Southeast corner of Tract 20 of Junction Acres, as filed in the County Clerk's office of Klamath County, Oregon, and running thence West a distance of 150 feet along the South line of Tract 20, which line is also the North right of way line of the County Road, to an iron pin; thence Northerly parallel to the line between Tract 20 and 21 a distance of 464.8 feet to an iron pin, thence Easterly parallel to the South line of Tract 20 a distance of 150 feet to an iron pin, thence South along a line parallel to the line between Tract 20 and 21, 464.8 feet, more or less to the point of beginning, situate in the SW 1/4 NW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PROPERTY ADDRESS: 7649 Booth Road  
Klamath Falls, OR 97603

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 \$2,175.12 beginning 08/01/09; plus late charges of \$87.58 each month beginning 08/16/09; plus prior accrued late charges of \$0.00; plus advances of \$249.00; 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: \$288,259.57 with interest thereon at the rate of 6 percent per annum beginning 07/01/09; plus late charges of \$87.58 each month beginning 08/16/09 until paid; plus prior accrued late charges of \$0.00; plus advances of \$249.00; 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 OF DEFAULT AND ELECTION TO SELL**

**RE: Trust Deed from  
MACIVOR, DAVID S. and FAWN K.  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee**

**File No. 7713.21090**

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

F

