

2010-009010

Klamath County, Oregon



07/29/2010 03:42:00 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
10-105003

ATE 68015

NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Thomas M. Anderson and Nancy C. Anderson, husband and wife, as grantor to Key Title Company, as trustee, in favor of OCUL Services, Inc., its successors and/or assigned, as beneficiary, dated February 19, 1998, recorded February 25, 1998, in the mortgage records of Klamath County, Oregon, in Vol. M98, at Page 6103, beneficial interest having been assigned to PHH Mortgage Corporation, as covering the following described real property:

Lot 16 in Block 209 of Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file on the office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS: 2163 Radcliffe Avenue, 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 \$585.89, from May 1, 2010, and monthly payments in the sum of \$508.93, from June 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:

\$12,387.16, together with interest thereon at the rate of 7.125% per annum from April 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 ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the

ATE 42

