

UTC 67831

2010-011932  
Klamath County, Oregon



10/08/2010 03:31:24 PM

Fee: \$42.00

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**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by Albert M. Porter and Ferol Jean Porter, as grantors, to Fidelity National Title Insurance Company, as trustee, in favor of Wells Fargo Home Mortgage, Inc. nka Wells Fargo Bank, N.A., as beneficiary, dated 02/20/04, recorded 03/02/04, in the mortgage records of KLAMATH County, Oregon, as Vol M04 Page 12257, covering the following described real property situated in said county and state, to wit:

A portion of SW1/4 NW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, begin more particularly described as follows: Beginning at an iron pin at which point the Easterly line of SW1/4 NW1/4 of Section 34 intersects in the Northerly line of Chocktoot Street; thence Northwesterly along the Northerly line of Chocktoot Street to a point which marks the intersection of the Northerly line of Chocktoot Street and the Southeasterly line of Woodland Avenue; thence Northeasterly along the Southeasterly line of Wooland Avenue to its intersection with the East line of SW1/4 NW1/4 of Section 34; thence South along said East line to point of beginning.

PROPERTY ADDRESS: 833 CHOCKTOOT STREET  
CHILOQUIN, OR 97624

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 \$730.36 beginning 03/01/10; plus late charges of \$30.35 each month beginning 03/16/10; plus prior accrued late charges of \$0.00; plus advances of \$30.00; 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: \$94,841.76 with interest thereon at the rate of 5.75 percent per annum beginning 02/01/10; plus late charges of \$30.35 each month beginning 03/16/10 until paid; plus prior accrued late charges of \$0.00; plus advances of \$30.00; 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  
PORTER, ALBERT and FEROL J.  
Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee

File No. 7023.75115

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

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