

WTC 89202

2010-014531  
Klamath County, Oregon



12/23/2010 02:46:54 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
5501 N.E. 109th Court, Suite N  
Vancouver, WA 98662  
10-105560

### NOTICE OF DEFAULT AND ELECTION TO SELL

A default has occurred under the terms of a trust deed made by Larry J. Ackley and Irene J. Ackley as tenants by the entirety, as grantor to Amerititle, as trustee, in favor of Beneficial Oregon Inc, as beneficiary, dated February 10, 2006, recorded February 14, 2006, in the mortgage records of Klamath County, Oregon, in Book M06, at Page 02694, as covering the following described real property:

Lot 6 in Block 4, Jack Pine Village, according to the Official Plat thereof on File in the Office of the County Clerk of Klamath County, Oregon.

**COMMONLY KNOWN AS:** 146722 Wild Cougar Lane, Gilchrist, OR 97737

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 \$926.42, from September 15, 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:

\$118,804.25, together with interest thereon at the rate of 8.19% per annum from August 15, 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 execution by him of the trust deed, together with any interest the grantor or his successors in

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