

WTC 90223

2011-005099

Klamath County, Oregon



00100793201100050990030037

04/22/2011 03:06:34 PM

Fee: \$47.00

After recording return to:
Attn: Foreclosure Department
RECONTRUST COMPANY, N.A.
400 National way
SIMI VALLEY, CA 93065

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain Trust Deed made by JOSHUA CARPENTER AND MELISSA CARPENTER, AS TENANTS BY THE ENTIRETY, as grantors, to DAVID A. KUBAT, BAR #OSBA84265, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., as Beneficiary, dated 07/03/2007, recorded 07/24/2007, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 2007-013089, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED LEGAL

PROPERTY ADDRESS: 3131 DERBY STREET
KLAMATH FALLS, OR 97603

There is default by the grantor or other person, or by their successor in interest, 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 grantors' failure to pay when due the following sums: monthly payments of \$1,647.95 beginning 11/01/2010; plus late charges of \$ 64.57 each month beginning 11/01/2010 payment plus prior accrued late charges of \$-129.14; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

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: \$225,393.42 with interest thereon at the rate of 6.875 percent per annum beginning 10/01/2010 plus late charges of \$ 64.57 each month beginning 11/01/2010 until paid; plus prior accrued late charges of \$-129.14; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

NOTICE OF DEFAULT AND ELECTION TO SELL
RE: Trust Deed from
JOSHUA CARPENTER and MELISSA CARPENTER,
Grantor

To
RECONTRUST COMPANY, N.A.,
Trustee TS No. 11 -0030613

For Additional Information:
Please Contact
Foreclosure Department
RECONTRUST COMPANY, N.A.
RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
(800)-281-8219

Notice is hereby given that the Beneficiary and Trustee, by reason of said default, have elected and do hereby elect to foreclose the 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 interest in the described property which the grantor had, or had the power to convey, at the time the grantor executed the Trust Deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensations of the Trustee as provided by law, and reasonable fees of Trustee's attorneys.

The sale will be held at the hour of 10:00 AM , in accordance with the standard of time established by ORS 187.110 on Wednesday, August 24, 2011, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main St., Klamath Falls, Klamath County, OR
, which is the hour, date and place last set for the sale.

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing every other default complained of herein by tendering the performance required under the obligation or Trust Deed, in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In constructing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

RECONTRUST COMPANY, N.A.

APR 15 2011

MARISOL JUSTICE, Authorized Signer

STATE OF CALIFORNIA)
) ss.
COUNTY OF Ventura)

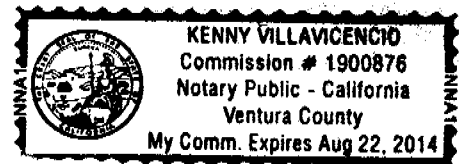
On APR 18 2011, before me, KENNY VILLAVICENCIO, notary public, personally appeared Marisol Justice, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public for CALIFORNIA
My commission expires: AUG 22 2014

KENNY VILLAVICENCIO

(SEAL)



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.

LEGAL DESCRIPTION

The land referred to in this policy is situated in the STATE OF OREGON, COUNTY OF KLAMATH, CITY OF KLAMATH FALLS, and described as follows:

A TRACT OF LAND SITUATE IN THE NE 1/4 NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES NORTH 89°40' EAST ALONG THE 40 LINE A DISTANCE OF 780.00 FEET AND NORTH 1°02' WEST A DISTANCE OF 707.21 FEET FROM THE IRON PIN WHICH MARKS THE INTERSECTION OF FOURTH AVENUE AND FOURTH STREET OF ALTAMONT ACRES, WHICH POINT OF INTERSECTION IS ALSO THE SOUTHWEST CORNER OF NE 1/4 NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 89°41'13" EAST A DISTANCE OF 154.90 FEET TO AN IRON PIN WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF THE U.S.R.S. DRAIN DITCH; THENCE NORTH 30°36'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE U.S.R.S. DRAIN DITCH, A DISTANCE OF 279.79 FEET TO AN IRON PIN WHICH MARKS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE U.S.R.S. DRAIN AND THE SOUTHERLY LINE OF A 60 FOOT ROAD; THENCE SOUTH 89°41'13" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE 60 FOOT ROAD A DISTANCE OF 16.90 FEET TO AN IRON PIN WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF DERBY STREET; THENCE SOUTH 01°03'56" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF DERBY STREET A DISTANCE OF 241.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACT BEING IN THE NE 1/4 NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, WITH BEARINGS BASED ON MINOR LAND PARTITION 81-6.