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2011-005202  
Klamath County, Oregon



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04/26/2011 03:26:47 PM

Fee: \$42.00

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain trust deed made by Jeffrey H Sargo and Annette B Sargo, Trustees of The Sargo 2001 Revocable Trust July 3, 2001, as grantors, to Amerititle, as trustee, in favor of Washington Federal Savings, as beneficiary, dated 11/13/06, recorded 11/29/06, in the mortgage records of Klamath County, Oregon, as 2006-023791, covering the following described real property situated in said county and state, to wit:

The W1/2 of Lot 3, Block 64, Lakeview Addition to the City of Klamath Falls, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 531 Prescott Street  
Klamath Falls, OR 97601

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 \$526.00 beginning 01/15/11; plus late charges of \$26.30 each month beginning 02/02/11; plus prior accrued late charges of \$413.20; plus advances of \$0.00; 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: \$77,951.69 with interest thereon at the rate of 6.875 percent per annum beginning 12/15/10; plus late charges of \$26.30 each month beginning 02/02/11 until paid; plus prior accrued late charges of \$413.20; plus advances of \$0.00; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

**NOTICE OF DEFAULT AND ELECTION TO SELL**

**RE: Trust Deed from  
SARGO, JEFFREY H. and ANNETTE B.; THE SARGO 2001  
REVOCABLE TRUST**

**Grantor  
to  
Northwest Trustee Services, Inc.,  
Successor Trustee**

**File No. 8474.20028**

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

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