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2011-011254
Klamath County, Oregon



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10/10/2011 01:32:17 PM

Fee: \$42.00

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Donald M Nelson, a married man as his separate estate, as grantors, to Amerititle, as trustec, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Eagle Home Mortgage, LLC., its successors and assigns, as beneficiary, dated 10/31/08, recorded 11/05/08, in the mortgage records of Klamath County, Oregon, as 2008-015017, and subsequently assigned to U.S. Bank National Association by Assignment, covering the following described real property situated in said county and state, to wit:

A parcel of land situated in the Southeast 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, being more particularly described as follows;
Commencing at the Southwest corner of Parcel 3 of Land Partition 16-06, as recorded at Klamath County Clerk's office, said point being marked by 5/8" rebar with a yellow plastic cap stamped "LS 58985", thence North 14 degrees 19" 46" West, 120.68 feet to the westerly Right-of-Way Line of Tacoma Avenue, and the centerline of vacated Modoc street; thence continuing along said Westerly Right-of-way Line, North 00 degree 03' 45" East, 185.76 feet to the True Point of Beginning; then North 89 degrees 51' 10" West, 200.00 feet; thence North 00 degrees 03' 45" East, 183.89 feet; thence North 89 degrees 57' 19" East, 200.00 feet; thence South 00 degrees 03' 45" West a distance of 184.56 feet to the point of beginning. Being proposed Parcel 1 of Land Partition 65-07.

PROPERTY ADDRESS: 2636 Tacoma Avenue
Bonanza, OR 97623

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 \$1,158.29 beginning 06/01/11; plus late charges of \$57.91 each month beginning 06/16/11; 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: \$195,506.80 with interest thereon at the rate of 5.5 percent per annum beginning 05/01/11; plus late charges of \$57.91 each month beginning 06/16/11 until paid; plus prior accrued late charges of \$0.00; plus advances of \$30.00; together with title expense, costs, trustec'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.

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RE: Trust Deed from
NELSON, DONALD M.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee

File No. 7713.21924

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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