

1st 1737551

2011-012298

Klamath County, Oregon



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11/02/2011 02:46:51 PM

Fee: \$42.00

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Lyle J Smith, as grantors, to Aspen Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for All Seasons Mortgage Services Group, its successors and assigns, as beneficiary, dated 05/14/03, recorded 05/16/03, in the mortgage records of Klamath County, Oregon, as Vol: M03 Page: 33212, and subsequently assigned to U.S. Bank National Association by Assignment recorded as 2011-011302, covering the following described real property situated in said county and state, to wit:

Tracts 2, 3 and 4, LANDIS PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 144 feet of Tract 4 as described in that certain deed from Clinton Landis, a single man to Earle William Tichenor and Isabell Jean Tichenor, husband and wife, dated November 5, 1941 and recorded November 6, 1941 in Book 142 at Page 313, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 3 as described in that certain deed from Carolyn F. Peacore to Sterling W. Hancock, et ux, dated September 12, 1980 and recorded September 15, 1980 in Volume M-80 at Page 17483. Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 144 feet of Tract 2.

ALSO KNOWN AS PARCEL 2 OF MINOR PARTITION 79-100.

PROPERTY ADDRESS: 4018 & 4020 Clinton Avenue
Klamath Falls, OR 97603

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 \$1,777.79 beginning 04/01/11; plus late charges of \$88.88 each month beginning 04/16/11; plus prior accrued late charges of \$0.00; plus advances of (\$1,129.69); 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: \$172,309.66 with interest thereon at the rate of 5.875 percent per annum beginning 03/01/11; plus late charges of \$88.88 each month beginning 04/16/11 until paid; plus prior accrued late charges of \$0.00; plus advances of (\$1,129.69); 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
SMITH, LYLE J.
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee**

File No. 7713.21882

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

X

