

19. 1825403

2012-001088

Klamath County, Oregon



00113328201200010880060060

01/31/2012 03:59:34 PM

Fee: \$62.00

**RECORDING COVER SHEET**  
**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

**T.D. SERVICE COMPANY**

**1820 East First Street # 210**

**P.O. Box 19988**

**Santa Ana, CA 92705**

W60136/1825403

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**OREGON NOTICE OF DEFAULT AND ELECTION TO SELL**

**3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)**

**Christopher C. Dorr, OSBA # 992526**

**Grantor's Address:**

**16245 NW McNamee**

**Portland, OR 97231**

**4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)**

**Carolyn G. Walker**

**Grantee's Address:**

**5169 Summers Lane**

**Klamath Falls, OR 97603-8249**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

**No change**

**6. TRUE AND ACTUAL**

**CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**

**\$-0-**

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**

Required by ORS 312.125(4)(b)(B):

**AP#**

TS# D534807

Order # 6460136

Deed Reference M97-28503

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to

T.D. SERVICE COMPANY  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988

\_\_\_\_ Space above this line for recorder's use \_\_\_\_\_

**OREGON NOTICE OF DEFAULT AND ELECTION TO SELL**



T.S. No: D534807 OR    Unit Code: D    Loan No: 117745755-1/WALKER  
Title #: 6460136

Reference is made to that certain Trust Deed made by CAROLYN G. WALKER as Grantor, to WILLIAM L. SISEMORE as Trustee, in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION as Beneficiary.

Dated August 28, 1997, Recorded August 29, 1997 as Instr. No. 44405 in Book M97 Page 28503 of Official Records in the office of the Recorder of KLAMATH County; OREGON AND A MODIFICATION AGREEMENT DATED 10/01/09

covering the following described property situated in said county and state to wit:  
SEE ATTACHED EXHIBIT

The street or other common designation if any, of the real property described above is purported to be:  
5169 SUMMERS LANE, KLAMATH FALLS, OR 97603-8249

The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation.

The undersigned CHRISTOPHER C. DORR, OSBA # 992526 hereby certifies that no assignments of the Trust Deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situated. Further, 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 provisions. The default for which foreclosure is made is Grantor's failure to pay when due the following sums:

4 PYMTS FROM 10/01/11 TO 01/01/12 @ 343.68	\$1,374.72
TOTAL LATE CHARGES	\$17.10
PROPERTY INSPECTION	\$210.50
MISCELLANEOUS FEES	\$170.00
Sub-Total of Amounts in Arrears:	\$1,772.32

Together with any default in the payment of recurring obligations as they become due.

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: Principal \$33,251.50 together with interest as provided in the note or other instrument secured from 09/01/11, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to Oregon Revised Statutes Section 86.705 to 86.795 and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the Grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 A.M. in accord with the standard of time established by O.R.S.187.110 on June 7, 2012 at the following place:  
INSIDE THE MAIN LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET KLAMATH FALLS , County of KLAMATH, State of Oregon.

Other than as shown of record, neither the said beneficiary or the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the Trust Deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS NATURE OF RIGHT, LIEN OR INTEREST

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Notice is further given that any person named in O.R.S. 86.753 has the right, at any time prior to five days before the trustee conducts 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 any other default complained of herein that is capable of being cured by tendering the performance required under the obligation of Trust Deed, and in addition to paying said sums or tendering the performance necessary to cure 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 O.R.S. 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular gender 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.

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

DATED: JANUARY 27, 2012

CHRISTOPHER C. DORR, OSBA # 992526

By

  
CHRISTOPHER C. DORR, ATTORNEY AT LAW

**DIRECT INQUIRIES TO:**  
T.D. SERVICE COMPANY  
FORECLOSURE DEPARTMENT  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988  
(800) 843-0260

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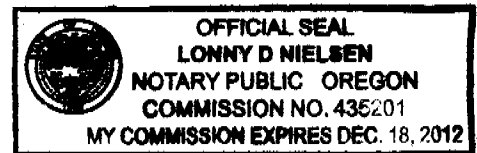
STATE OF OREGON  
COUNTY OF MULTNOMAH )SS

On 1/27/12 before me, Lonny D Nielsen, a Notary Public in  
and for said County and State, personally appeared  
Christopher C. Don, who 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.

I certify under penalty of perjury under the Laws of the State of OREGON that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



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EXHIBIT "A"

All that portion of Lot 34, ELMWOOD PARK, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of Tract 34, Elmwood Park, which point is South along the Easterly boundary of Summers Lane a distance of 161.1 feet from the Northwest corner of said Lot 34; thence running South 89 degrees 46' East a distance of 187.5 feet to the Westerly line of parcel of land conveyed to Everett R. Dennis, et ux., by deed recorded on Page 76 of Volume 264, Deeds; thence South along said line a distance of 5 feet, more or less, to the Northwest corner of a parcel of land conveyed to Everett R. Dennis, et ux., by deed recorded on Page 296 of Volume 274 of Deeds; thence West along the North line of said parcel a distance of 30 feet; thence South along the West line of said parcel a distance of 90 feet to the Southerly line of said Lot 34; thence North 89 degrees 46' West along said South line a distance of 114.6 feet; thence North 54 degrees 01' 1/2' West a distance of 53.0 feet to the Easterly line of Summers Lane; thence a distance of 64.1 feet, more or less, to the point of beginning.

CODE 41 MAP 3909-14BC TL 4400