

UTC 93137

2012-002662

Klamath County, Oregon

RECORDING COVER S



00115226201200026620050052

03/12/2012 03:39:48 PM

Fee: \$57.00

AFTER RECORDING RETURN TO:

RECONTRUST COMPANY
400 National Way
SIMI VALLEY, CA 93065

SEND TAX STATEMENTS TO:
SAME AS ABOVE

NOTICE OF DEFAULT

TSG Number: TITLE COMPANY ORDER #120082031ORGNO
TS Number: 12-0018197
DOT INST #: 2009-013433
DOT RECORDED DATE: 10/16/2009

GRANTOR: RECONTRUST COMPANY NA
400 NATIONAL WAY
SIMI VALLEY, CA 93065

ORIGINAL
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063

GRANTEE: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063

BORROWER: SHARON R. SCHIPPER
6200 HILYARD AVE KLAMATH FALLS, OR 97603

RECONTRUST COMPANY, N.A.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063

579wct

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 SHARON R. SCHIPPER, WIDOW, as grantors, to PACIFIC NORTHWEST COMPANY OF OREGON, INC., as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 09/22/2009, recorded 10/16/2009, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 2009-013433, and subsequently assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP by Assignment recorded 02/28/2012 in Book/Reel/Volume Number at Page Number as Recorder's fee/file/instrument/microfilm/reception Number 2012-002098, covering the following described real property situated in said county and state, to wit:

SEE ATTACHED LEGAL

PROPERTY ADDRESS: 6200 HILYARD AVE
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 \$925.71 beginning 11/01/2011; plus late charges of \$ 37.03 each month beginning 11/01/2011 payment plus prior accrued late charges of \$-111.09; plus advances of \$ 30.00; 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: \$136,270.80 with interest thereon at the rate of 5.5 percent per annum beginning 10/01/2011 plus late charges of \$ 37.03 each month beginning 11/01/2011 until paid; plus prior accrued late charges of \$-111.09; plus advances of \$ 30.00; 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
SHARON R. SCHIPPER,
Grantor
To
RECONTRUST COMPANY, N.A.,
Trustee TS No. 12 -0018197

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, July 18, 2012, 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.

MAR 08 2012

[Signature]
Loudien Mansourian
Assistant Vice President

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, before me, _____, notary public, personally appeared _____, 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 _____
My commission expires: _____

(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.

**Please See Attached.
CA - All Purpose Acknowledgment*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of VENTURA

On MAR 08 2012

Date

before me, JEANINE HOFFMAN

Notary Public
Here Insert Name and Title of the Officer

personally appeared Loucineh Mansourian

Name(s) of Signer(s)



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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature Jeanine Hoffman
JEANINE HOFFMAN
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

120018197

Title or Type of Document: Notice of Default and Election to Sell

Document Date: MAR 08 2012

Number of Pages: 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Loucineh Mansourian

- ☐ Individual
☒ Corporate Officer — Title(s): Asst. Vice President
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Recontrust Company

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____



CHICAGO TITLE INSURANCE COMPANY AS ISSUING AGENT 1-800-943-1196

Title No TI-3358105

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Klamath, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, SAID TOWNSHIP AND RANGE; THENCE NORTH 87°46' EAST 1336.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°46' EAST 23.1 FEET TO A POINT; THENCE SOUTH 89°53' EAST 126.9 FEET TO A POINT; THENCE SOUTH 0°13' EAST 205.73 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PARCEL CONVEYED TO TUBACH, VOLUME M67, PAGE 2775, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 89°47' WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 120.0 FEET TO THE EAST RIGHT OF WAY LINE OF PATTERSON STREET; THENCE CONTINUING SOUTH 89°47' WEST TO A POINT IN THE CENTER LINE OF PATTERSON STREET; THENCE NORTH 0°13' WEST ALONG THE CENTER LINE OF PATTERSON STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PATTERSON STREET AND HILYARD AVENUE IN VALLEY VIEW ADDITION, DEDICATED FOR STREET PURPOSES.

Parcel ID: 3909 012BA 00400

Commonly known as 6200 Hilyard Ave, Klamath Falls, OR 97603
However, by showing this address no additional coverage is provided



U00940310

1632 10/6/2009 76003465/1