

1<sup>st</sup> 1849357

2012-002748

Klamath County, Oregon



00115321201200027480050053

03/14/2012 02:54:24 PM

Fee: \$57.00

**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**

**4000 West Metropolitan Drive**

**Suite 400**

**Orange, CA 92868**

**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)**

**GABRIEL L ALLEN AND STACY L ALLEN**

**Grantee's Address:**

**4723 MEADOW GLEN LOOP, KLAMATH FALLS OR 97603**

- 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# 886798**

TS# D535641

Order # 6498450

Deed Reference mob-03747

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to

T.D. SERVICE COMPANY  
4000 W. METROPOLITAN DRIVE  
SUITE 400  
ORANGE, CA 92868

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

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



T.S. No: D535641 OR Unit Code: D Loan No: 115213889-1/ALLEN  
Min No: 100186300000128056  
AP #1: 886798  
Title #: 6498450

Reference is made to that certain Trust Deed made by GABRIEL L ALLEN, STACY L ALLEN as Grantor, to FIDELITY SERVICE CORPORATION as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACTION MORTGAGE COMPANY as Beneficiary.

Dated February 27, 2006, Recorded February 28, 2006 as Instr. No. M06-03747 in Book --- Page --- of Official Records in the office of the Recorder of KLAMATH County; OREGON

covering the following described property situated in said county and state to wit:  
LOT 35 FIRST ADDITION TO EVERGREEN MEADOWS - TRACT 1329, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The street or other common designation if any, of the real property described above is purported to be:  
4723 MEADOW GLEN LOOP, KLAMATH FALLS, OR 97603

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:

3 PYMTS FROM 11/01/10 TO 01/01/11 @ 1,030.13	\$3,090.39
14 PYMTS FROM 02/01/11 TO 03/01/12 @ 1,010.53	\$14,147.42
TOTAL LATE CHARGES	\$910.76
APPRAISAL FEE	\$450.00
PROPERTY INSPECTION	\$450.00
DEMAND FEE	\$35.00
MISCELLANEOUS FEES	\$520.00
Sub-Total of Amounts in Arrears:	\$19,603.57

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 \$107,674.00 together with interest as provided in the note or other instrument secured from 10/01/10, 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 July 16, 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

notice of Default  
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T.S. No: D535641 OR Unit Code: D Loan No: 115213889-1/ALLEN

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: MARCH 09, 2012

CHRISTOPHER C. DORR, OSBA # 992526

By

  
CHRISTOPHER C. DORR, ATTORNEY AT LAW

**DIRECT INQUIRIES TO:**  
T.D. SERVICE COMPANY  
FORECLOSURE DEPARTMENT  
4000 W. Metropolitan Drive  
Suite 400  
Orange, CA 92868  
(800) 843-0260

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FOR INDIVIDUAL ACKNOWLEDGEMENT

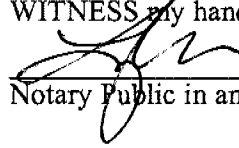
STATE OF OREGON  
COUNTY OF MULTNOMAH

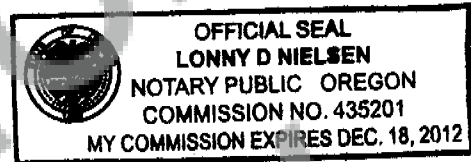
)SS

On 3/1/12, before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared  
CHRISTOPHER C. DORR

personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person whose name is subscribed to this instrument, and acknowledge that he (she) executed  
it.

WITNESS my hand and official seal.

  
Notary Public in and for said County and State



notice of Default  
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