

**NOTICE OF DEFAULT AND  
ELECTION TO SELL;  
TRUSTEE'S NOTICE OF SALE**

Grantor:

Daniel J. Morehouse  
Valerie B. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603

Beneficiary:

JPMORGAN CHASE BANK, N.A., successor to  
WASHINGTON MUTUAL BANK

Affects:

Trust Deed recorded as Document No. 2008-002879

After recording return to:

Susan T. Alterman  
Kell, Alterman & Runstein, L.L.P.  
520 S.W. Yamhill Street, Suite 600  
Portland, Oregon 97204-1329

**NOTICE OF DEFAULT AND ELECTION TO SELL  
AND  
TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing ("Deed of Trust") given by Daniel J. Morehouse and Valerie B. Morehouse, as Grantors, to Aspen Title Corp., as Trustee for the benefit of Washington Mutual Bank, a federal association, as Beneficiary. The Deed of Trust was recorded on March 6, 2008, as Document No. 2008-002879, Records of Klamath County, Oregon.

In September 2008, JPMorgan Chase Bank, N.A. ("Beneficiary") acquired the Deed of Trust, the promissory note that it secures, and other assets of Washington Mutual Bank from the Federal Deposit Insurance Corporation, acting as receiver for Washington Mutual Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d). The beneficial interest under the Deed of Trust was assigned by the Federal Deposit Insurance Corporation, as Receiver for Washington Mutual Bank to JPMorgan Chase Bank, Nation Association by Assignment of Security Instrument and Loan Documents recorded on March 20, 2013 as Document No. 2012-003012, Records of Klamath County, Oregon.

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The Deed of Trust covers a parcel of land commonly known as 2125-2139 Biehn Street, Klamath Falls, Oregon 97601, and more specifically described as follows:

Lots 9, 10 and 11, Block 63, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code 001 MAP 3809-029BA TL 05900 KEY #185695

Code 001 MAP 3809-029BA TL 06000 KEY #185686

By Appointment of Successor Trustee recorded on January 19, 2012, as Document No. 2012-000441, Records of Klamath County, Oregon, Beneficiary appointed Susan T. Alterman, an attorney who is an active member of the Oregon State Bar, as Successor Trustee of the Deed of Trust.

There is a default in the obligation secured by the Deed of Trust, which consists, in part, of the failure to pay when due the following installments by their due dates:

<u>Date</u>	<u>Amount</u>
Each month from August 1, 2011 to and including March 1, 2013.	\$4,410.47

By reason of these defaults, Beneficiary has declared the entire unpaid balance of the obligation secured by the Deed of Trust to be due and payable and has elected to sell the property to satisfy the obligation. The principal amount owing is \$541,085.65. In addition to the principal amount owing, interest at the rate of 6.24% is owing from July 1, 2011, until paid, and default interest at the rate of 5.00% is owing from September 8, 2011, until paid. In addition to these amounts, returned check charges, appraisal fees, attorney fees, prepayment premium, late fees and other costs of collection, including the cost of \$3,880.00 for a foreclosure guarantee are owing as permitted by law.

WHEREFORE, the undersigned successor trustee will sell the interest in the property which the Grantor had the power to convey at the time of execution by Grantor of the Deed of Trust, by public auction at 10:00 a.m. on Tuesday, August 6, 2013, at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, Klamath County, Oregon.

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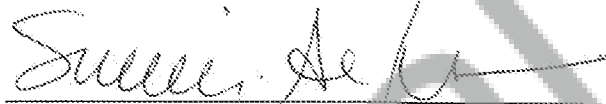
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NOTICE IS FURTHER GIVEN that the grantor, the grantor's successors in interest to all or any part of the property, any beneficiary under the subordinate trust deed, and any person having a subordinate lien or encumbrance of record on the property, have the right under ORS 86.753 to have the proceeding dismissed and the Deed of Trust reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees as permitted by law, and by curing any other default complained of in the notice of default, at any time prior to five days before the date last set for the sale.

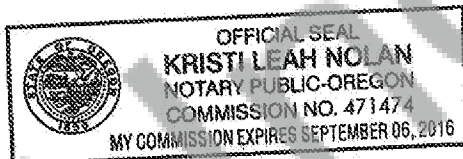
DATED: March 26, 2013.



Susan T. Alterman, Successor Trustee  
Kell, Alterman & Runstein, L.L.P.  
520 S.W. Yamhill Street, Suite 600  
Portland, Oregon 97204-1329

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

This Notice of Default and Election to Sell and Trustee's Notice of Sale was acknowledged before me on March 26, 2013, by Susan T. Alterman as her voluntary act.



Notary Public for Oregon  
My Commission Expires 9/6/16