

2013-003821

Klamath County, Oregon

04/10/2013 02:08:37 PM

Fee: \$162.00

**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.

Affects:

Trust Deed recorded as Document No. 2007-011061

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 Joseph Morehouse and Valerie Bernadette Morehouse, as Grantors, to AmeriTitle Title and Escrow, as Trustee, and Washington Mutual Bank, a federal association, as Beneficiary. The Deed of Trust was recorded on June 19, 2007, as Document No. 2007-011061, 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 to U.S. Bank National Association, Trustee of the WAMU 2007-MF-1 Trust by Assignment of Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing recorded October 2, 2012, as Document No. 2012-010951, Records of Klamath County, Oregon. The beneficial interest under the Deed of Trust was further assigned

by U.S. Bank National Association, Trustee of the WAMU 2007-MF-1 Trust to JPMorgan Chase Bank, N.A. by Assignment of Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing recorded on October 2, 2012, as Document No. 2012-010953, Records of Klamath County, Oregon.

The Deed of Trust covers a parcel of land commonly known as 801-811 Washburn Avenue, Klamath Falls, Oregon 97603, and more specifically described as:

Lots 10, 11 and 12, Block 1, MILLS GARDEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

By Appointment of Successor Trustee recorded on January 15, 2013, as Document No. 2013-000559, 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 obligations secured by the Deed of Trust, which consists, in part, of the failure to pay when due the following installments by their due dates:

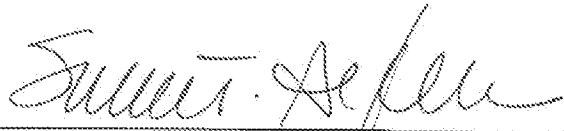
<u>Date</u>	<u>Amount</u>
July 1, 2012	\$2,444.23
August 1, 2012	\$2,444.23
September 1, 2012	\$2,444.23
October 1, 2012	\$2,444.23
November 1, 2012	\$2,444.23
December 1, 2012	\$2,378.54
January 1, 2013	\$2,378.54
February 1, 2013	\$2,378.54
March 1, 2013	\$2,378.54

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 \$275,635.86. In addition to the principal amount owing, interest at the rate of 7.150% is owing from June 2, 2012, until paid, and default interest at the rate of 5.00% is owing from October 10, 2012 until paid. In addition to these amounts, attorney fees, late fees and other costs of collection, including the cost of \$970.00 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, September 17, 2013, at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, Klamath County, Oregon.

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.

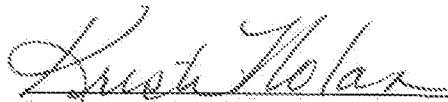
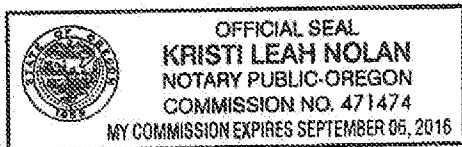
DATED: April 9, 2013.



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 April 9, 2013, by Susan T. Alterman as her voluntary act.



Notary Public for Oregon
My Commission Expires 9/5/16