

2015-011692

Klamath County, Oregon

10/26/2015 11:23:23 AM

Fee: \$47.00

NOTICE OF DEFAULT AND ELECTION TO SELL

Re: Deed of Trust, Nathan D. Carlson and Jackie S. Carlson, Grantor(s)

To: Glogowski Law Firm, Successor Trustee

After Recording Return to:
Katrina E. Glogowski
Glogowski Law Firm
506 2nd Ave Ste 2600
Seattle, WA 98104

FILE NO. 156909

Grantor: Nathan D. Carlson and Jackie S. Carlson, 314 Washington St, Klamath Falls, OR 97601
Grantee: U.S. Bank National Association, as successor by merger of U.S. Bank National Association ND, 4801 Frederica St, Owensboro, KY 42301
Trustee: Glogowski Law Firm, 506 2nd Ave Ste 2600, Seattle, WA 98104

Reference is made to that certain trust deed made by Nathan D. Carlson and Jackie S. Carlson, Grantor(s), to U.S. Bank Trust Company, National Association, trustee, in favor of U.S. Bank National Association ND, as beneficiary, recorded 03/30/2007, in the Records of Klamath County, Oregon as Instrument No. 2007-005938, and Glogowski Law Firm, PLLC being the successor trustee, covering the following described real property situated in the above-mentioned county and state, to wit: APN: R476498; Lot 5 in Block 49 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and all that portion of Lot 7 in Block 7 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, lying and being on the Southwesterly side of a line beginning at the most Northerly corner of Lot 5 Block 49 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence northwesterly parallel to Third Street to Washington Street; Commonly known as 314 Washington St, Klamath Falls, OR 97601. The undersigned hereby certified 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 records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to section 86.753(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or buy the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: monthly payments in the amount of \$70,364.22 through 10/01/2015; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable. By reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to wit: The sum of \$166,013.73 together with monthly payments in the amount of \$70,364.22 through 10/01/2015; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable. Notice is hereby given that the beneficiary and trustee, by reason of default, have elected 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 grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor 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 compensation of the trustee as

provided by law. The sale will be held in accord with the standard of time established by ORS 187.110 on 03/03/16 at 10:00 am, at the following place: on the front steps of the Klamath Falls County Circuit Court, 316 Main St, Klamath Falls, OR, which is the hour, date and place last set for sale. Other than as shown of record, neither the beneficiary nor the 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 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

Nathan D. Carlson and Jackie S. Carlson, 314 Washington St, Klamath Falls, OR 97601
Occupants, 314 Washington St, Klamath Falls, OR 97601
Nathan D. Carlson and Jackie S. Carlson, 2945 Jetty Ave #A, Lincoln City, OR 97367

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 any other default complained of herein that is capable of being cured by 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 attorneys' fees not exceeding the amounts provided by ORS 86.753. In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

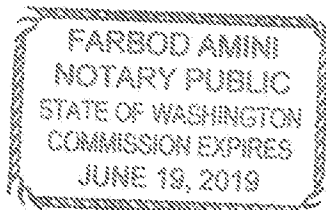
DATED: 10/26/15

By Katrina E. Glogowski
Katrina E. Glogowski, OSB#035386
506 2nd Ave Ste 2600
Seattle, WA 98104
(206) 903-9966

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this date, before me personally appeared Katrina E. Glogowski, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument. I certify under penalty of perjury of the State of Washington that the foregoing is true and correct.

SUBSCRIBED AND SWORN TO before me on 10/26/2015



Farbod Amini
Farbod Amini
Notary Public in and for the State of Washington
Residing at Lynnwood
My appointment expires June 19, 2019