

AmeriTitle
MTC 1569234M

RECORDING REQUESTED BY
FIRST AMERICAN TITLE
T.D. SERVICE COMPANY

2017-002231
Klamath County, Oregon
03/02/2017 11:01:01 AM
Fee: \$57.00

and when recorded mail to

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

8694335

Space above this line for recorder's use

OREGON NOTICE OF DEFAULT AND ELECTION TO SELL



T.S. No: L550364 OR Unit Code: L Loan No: 12046242/REPOSA
Title #:

Reference is made to that certain Trust Deed made by JOSEPH L REPOSA, CHERYL L REPOSA as Grantor, to STATE DIRECTOR, RURAL DEVELOPMENT, US DEPARTMENT OF AGRICULTURE as Trustee, in favor of UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as Beneficiary.

Dated August 3, 1998, Recorded August 3, 1998 as Instr. No. -- in Book M98 Page 28372 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 13, IN BLOCK 4, ORIGINAL PLAT OF KLAMATH RIVER ACRES, 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:
15106 PIONEER ROAD, KLAMATH FALLS, OR 97601

The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation.

The undersigned CHRISTOPHER C. DORR, OSBA # 992526, TRUSTEE 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:

7 PYMTS FROM 03/03/16 TO 09/03/16 @ 522.89	\$3,660.23
5 PYMTS FROM 10/03/16 TO 02/03/17 @ 493.49	\$2,467.45
TOTAL LATE CHARGES	\$41.40
MISCELLANEOUS FEES	\$512.01
Sub-Total of Amounts in Arrears:	\$6,681.09

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 \$69,058.58 together with interest as provided in the note or other instrument secured from 02/03/16, plus subsidy recapture in the sum of \$51,604.95 and fees assessed in the amount of \$509.36, plus accrued interest due thereon, 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 7, 2017 at the following place:
<INSIDE THE MAIN LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 316
MAIN ST, KLAMATH FALLS, OR 97601 , 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

TS #: L550364 Unit Code: L Loan # 12046242

Notice is further given that any person named in O.R.S. 86.778 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 the Trust Deed, and in addition to paying said sums of 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. 86.778.

In construing this notice, the masculine gender includes the feminine and 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: FEB. 24, 2017

CHRISTOPHER C. DORR, OSBA #992526

BY: 

Christopher C. Dorr, Attorney at Law, Trustee
16245 NW McNamee, Portland, Oregon 97231

DIRECT INQUIRIES TO:

T.D. Service Company
Foreclosure Department
4000 W. Metropolitan Drive, Suite 400
Orange, CA 92868
(800) 843-0260

State of Oregon)
County of Multnomah) SS

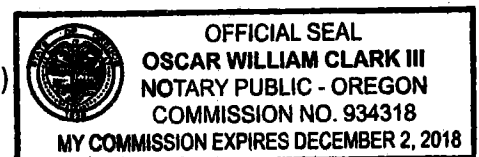
On 2.24.17 before me, OSCAR W. CLARK, III a Notary Public in and for said County and State personally appeared Christopher C. Dorr, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the Laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature  (Seal)

Oregon NOS-NOD Form Rev 2/2/2017



TD Service Company
4000 W. Metropolitan Dr.
4th Floor
Orange, CA 92868

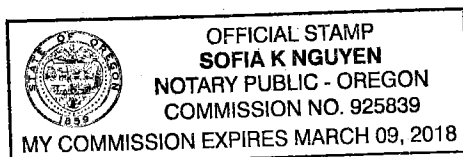
Lender/Beneficiary:	United States of America, acting through the State Director for the State of Oregon for <u>USDA Rural Housing Service</u>
Jurisdiction*	State of Oregon

I, Jill Rees, Acting State Director being first duly sworn, depose, and state that: This affidavit is submitted for a claim of exemption to the Office of the Attorney General of Oregon under Oregon Laws 2013, chapter 304, §2(1)(b).

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Jill Rees, Acting State Director

State of Oregon)
) ss.
County of Multnomah)

Signed and sworn to (or affirmed) before me this 6th day of January, 2017
by Jill Rees, as Acting State Director for the State of Oregon for USDA Rural Housing Service.



Sophia K. Nguyen
Notary Public for Oregon
My commission expires: March 09, 2018