

2007-016216

Klamath County, Oregon



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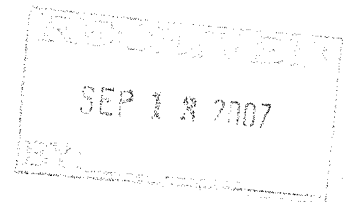
09/14/2007 03:41:43 PM

Fee: \$76.00

RECONTRUST COMPANY, N.A.

AT 164817

FIDELITY NATIONAL DEFAULT SOLUTION  
15661 REDHILL AVESTE. 201  
TUSTIN, CA 92780



RECORDING COVER SHEET FOR  
NOTICE OF SALE PROOF OF COMPLIANCE  
Per ORS 205.234

W 770210

AFTER RECORDING RETURN TO:  
JOE MCGEE  
RECONTRUST COMPANY, N.A.  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065

TS No.: 07 -20295  
Doc ID #0001369470802005N

1. AFFIDAVIT OF MAILING NOTICE OF SALE
2. AFFIDAVIT OF PUBLICATION NOTICE OF SALE
3. AFFIDAVIT OF SERVICE
4. COPY OF NOTICE OF SALE

Original Grantor on Trust Deed: JEANNIE M MCNAIR

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED  
INSTRUMENT FOR RECORDING, ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT  
AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

1757 TAPO CANYON ROAD, SVW-88, SIMI VALLEY, CA 93063, PHONE: (800) 281-8219

Form ORRCRDNOS (03/02)

#76-1A

# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF CALIFORNIA, COUNTY OF VENTURA) ss:

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned, I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

See attached Exhibit A for all the mailing address(es).

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by RECONTRUST COMPANY, N.A., the trustee named in said notice, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at VENTURA, CALIFORNIA, on 5/29/2007. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale. As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this 11th day of September, 20 07, by Daniel B. Rodriguez, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)

Signature

Daniel B. Rodriguez

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

and JEANNIE M MCNAIR

Angelica Del Toro  
Notary Public for California  
Residing at Ventura  
My commission expires: 3-15-09

RECONTRUST COMPANY, N.A.

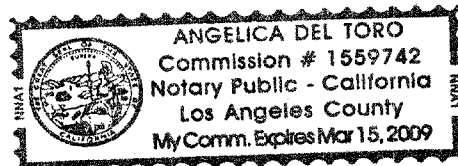
Trustee TS No. 07-20295

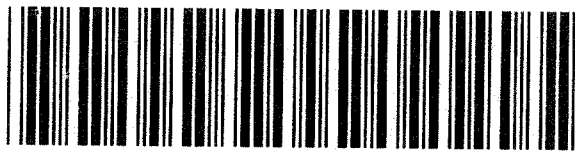
After Recording return to:

400 COUNTRYWIDE WAY SV-35

RECONTRUST COMPANY, N.A.

SIMI VALLEY, CA 93065





02 0720295

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
"EXHIBIT A"**

**TS No. 07-20295**

JEANNIE M MCNAIR  
4809 Larry Pl  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5525

Residents/Occupants  
4809 Larry Pl  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5563

JEANNIE M MCNAIR  
4809 Larry Pl  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5624

JEANNIE MARIE MCNAIR  
4809 Larry Pl  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5662

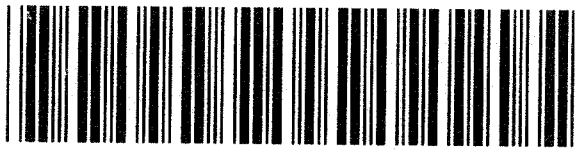
JEANNIE R. MC NAIR  
4809 Larry Pl  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5723

Residents/Occupants  
4809 Larry Pl  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5570

JEANNIE M MCNAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603-8351  
7187 7930 3131 1134 5532

JEANNIE M MCNAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603-8351  
7187 7930 3131 1134 5631

JEANNIE MARIE MCNAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603-8351  
7187 7930 3131 1134 5679



02 0720295

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
"EXHIBIT A"**

**TS No. 07-20295**

JEANNIE R. MC NAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603-8351  
7187 7930 3131 1134 5730

Residents/Occupants  
4809 LARRY PLACE  
Klamath Falls, OR 97603-8351  
7187 7930 3131 1134 5587

JEANNIE M MCNAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5549

JEANNIE M MC'NAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5648

JEANNIE MARIE MCNAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5686

JEANNIE R. MC NAIR  
4809 LARRY PLACE  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5747

Residents/Occupants  
4809 LARRY PLACE  
Klamath Falls, OR 97603  
7187 7930 3131 1134 5594

JEANNIE M MCNAIR  
P O BOX 186  
BEATTY, OR 97621  
7187 7930 3131 1134 5556

JEANNIE M MC'NAIR  
P O BOX 186  
BEATTY, OR 97621  
7187 7930 3131 1134 5655



02 0720295

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
"EXHIBIT A"**

**TS No. 07-20295**

JEANNIE MARIE MCNAIR  
P O BOX 186  
BEATTY, OR 97621  
7187 7930 3131 1134 5693

JEANNIE R. MC NAIR  
P O BOX 186  
BEATTY, OR 97621  
7187 7930 3131 1134 5754

Residents/Occupants  
P O BOX 186  
BEATTY, OR 97621  
7187 7930 3131 1134 5600

KLAMATH IRRIGATION DISTRICT  
6640 KID LANE  
KLAMATH FALLS, OR 97603  
7187 7930 3131 1134 5709

IN THE \_\_\_\_\_ COURT OF THE STATE OF \_\_\_\_\_ OREGON  
COUNTY OF \_\_\_\_\_ KLAMATH \_\_\_\_\_ : COURT CASE NO. \_\_\_\_\_

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC )  
vs  
JEANNIE M MCNAIR )  
\_\_\_\_\_ )

PROOF OF SERVICE

STATE OF OREGON )  
County of \_\_\_\_\_ KLAMATH ) SS.

I hereby certify that on the \_\_\_\_\_ 18 \_\_\_\_\_ day of \_\_\_\_\_ May \_\_\_\_\_, 20 07 \_\_\_\_\_, at the hour of \_\_\_\_\_ 1940 \_\_\_\_\_  
I served \_\_\_\_\_ OCCUPANTS (JEANNIE MCNAIR) \_\_\_\_\_ by \_\_\_\_\_

- ☒ Personal Service (personally and in person)  
☐ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)  
☐ Office Service (by serving the person apparently in charge)  
☐ By posting (said residence)

A certified/true copy of:

- |  |  |                                       |
|--|--|---------------------------------------|
| <input type="checkbox"/> Summons                                   | <input type="checkbox"/> Writ of Garnishment | <input type="checkbox"/> Small Claims |
| <input type="checkbox"/> Motion                                    | <input type="checkbox"/> Order               | <input type="checkbox"/> Affidavit    |
| <input type="checkbox"/> Complaint                                 | <input type="checkbox"/> Citation            | <input type="checkbox"/> Subpoena     |
| <input type="checkbox"/> Petition                                  | <input type="checkbox"/> Notice              | <input type="checkbox"/> Decree       |
| <input checked="" type="checkbox"/> Other: TRUSTEES NOTICE OF SALE |  |                                       |

Together with a copy of \_\_\_\_\_

To \_\_\_\_\_ JEANNIE MCNAIR \_\_\_\_\_ At \_\_\_\_\_ 4809 LARRY PL \_\_\_\_\_  
\_\_\_\_\_ KLAMATH FALLS, OR. 97603 \_\_\_\_\_

NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF \_\_\_\_\_ KLAMATH \_\_\_\_\_

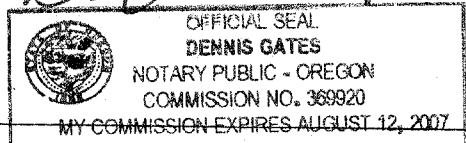
I am a competent person over the age of 18, a resident of said State, not a party to nor an officer,  
director or employee of, nor attorney for any party, corporate or otherwise and knew that the person,  
firm or corporation served is the identical one named in the action.

*Dave Davis*

DAVE DAVIS (#16)  
Cleveland Process Serving, LLC.  
(541) 665-5162

Subscribed to and sworn to before me this  
21 day of MAY, 20 07

*Dennis Gates*



Papers  
Received From \_\_\_\_\_ FEI LLC \_\_\_\_\_  
\_\_\_\_\_ PO BOX 219 \_\_\_\_\_  
\_\_\_\_\_ BELLEVUE \_\_\_\_\_  
\_\_\_\_\_ WA 98009-0219 \_\_\_\_\_  
  
425-458-2112  
ATTN: \_\_\_\_\_

Remit to: CPS, LLC.	Service Fee	\$ 40.00
P.O. Box 5358	Mileage	\$
Central Point, OR 97502	Rush/Emergency	\$
Date: 05-21-2007	Incorrect Add.	\$
CPS File No. 2692-K	Amount Paid	\$ 0.00
Client No. 0720295	TOTAL DUE	\$ 40.00

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Jeannie M McNair, as grantor(s), to Fidelity (Clackamas) National Title Insurance Co, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 07/19/2006, recorded 07/24/2006, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 06-14829, covering the following described real property situated in said county and state, to wit:

LOT 32, BLOCK 1, KELENE GARDENS FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 4809 LARRY PLACE  
Klamath Falls, OR 97603-8351

Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the Trust Deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$931.55 beginning 03/01/2007; plus late charges of \$0.00 each month beginning with the 03/01/2007 payment plus prior accrued late charges of \$-46.58; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, said sums being the following to wit: \$104,723.17 with interest thereon at the rate of 10.1300001144409 percent per annum beginning 02/01/2007 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, RECONTRUST COMPANY, N.A., the undersigned Trustee will on Wednesday, September 26, 2007 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the city of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. 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 required under the obligation or Trust Deed, and in addition to paying said sums or 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 the Trustee's and attorney's 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 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.

Dated May 14, 2007

RECONTRUST COMPANY, N.A.

Stephano Rey

Form ORNOS (03/02)

Stephanie Reyna, Assistant Secretary

For further information, please contact:

RECONTRUST COMPANY, N.A.  
COUNTRYWIDE HOME LOANS, INC.  
1757 TAPO CANYON ROAD, SVW-88  
SIMI VALLEY, CA 93063  
(800)-281-8219  
TS No. 07 -20295  
Doc ID #0001369470802005N

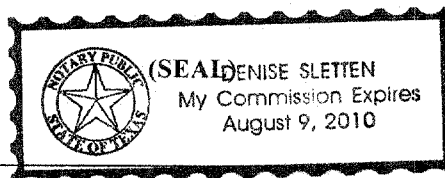
STATE OF Texas )  
COUNTY OF Dallas ) ss.

On May 14, 2007, before me, Denise Sletten, notary public, personally appeared Stephanie Reyna, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public for Texas

My commission expires: 8-9-10



THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.



# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, Business Manager, being first duly sworn, depose and say that I am the principal clerk of the publisher of the Herald and News a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that I know from my personal knowledge that the

Legal # 9444

Notice of Sale/Jeanne M. McNair

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: ( 4 )

Four

Insertion(s) in the following issues:

July 5, 12, 19, 26, 2007

Total Cost: \$810.59

Subscribed and sworn by Jeanine P Day

before me on: July 26, 2007

Notary Public of Oregon

My commission expires March 15, 2008

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Jeanne M. McNair, as grantor(s), to Fidelity (Clackamas) National Title Insurance Co, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 07/19/2006, recorded 07/24/2006, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 06-14829, covering the following described real property situated in said county and state, to wit:

Lot 32, Block 1, Kelen Gardens First Addition, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 4809 Larry Place, Klamath Falls, OR 97603-8351.

Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the Trust Deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$931.55 beginning 03/01/2007; plus late charges of \$0.00 each month beginning with the

03/01/2007 payment plus prior accrued late charges of \$46.58; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, said sums being the following to wit: \$104,723.17 with interest thereon at the rate of 10.1300001144409 percent per annum beginning 02/01/2007 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, RECONTRUST COMPANY, N.A., the undersigned Trustee will on Wednesday, September 26, 2007 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110 at the following place: inside the 1st floor lobby of the Klamath County

Courthouse, 316 Main Street, in the city of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. 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 required under the obligation or Trust Deed, and in addition to paying said sums or 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 the Trustee's and Attorney's fees not exceeding the amounts provided by OSRS 86.753

In construing this notice, the singular 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.

Dated: May 14, 2007.  
Recontrust Company, N.A., Stephanie Reyna, Assistant Secretary. For further information, please contact: Recontrust Company, N.A., Countrywide Home Loans, Inc., 1757 Tapo Canyon Road, SVW-88, Simi Valley, CA 93063. (800) 281-8219. TS No. 07-20295. Doc. ID #0001369470802005N. #9444 July 5, 12, 19, 26, 2007.