

2008-002221

Klamath County, Oregon



00040500200800022210110110

02/21/2008 03:30:13 PM

Fee: \$81.00

RECONTRUST COMPANY

ATE = 65314

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

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

AFTER RECORDING RETURN TO:
KRISTEN N HALL
RECONTRUST COMPANY
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065
W770529
TS No.: 07 -48752

FEB 20 2007

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: WILLIE G TAYLOR

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.

#711-A

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, 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 11/8/2007. 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 13th day of Nov., 2007, 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

Daniel B. Rodriguez

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

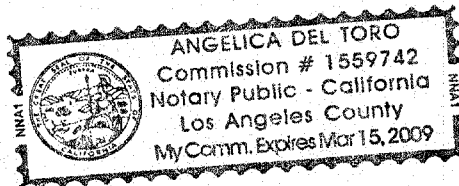
Grantor
and WILLIE G TAYLOR

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

RECONTRUST COMPANY

Trustee TS No. 07-48752

After Recording return to:
400 COUNTRYWIDE WAY SV-35
RECONTRUST COMPANY
SIMI VALLEY, CA 93065





02 0748752

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

TS No. 07-48752

WILLIE G TAYLOR
PO Box 13
Beatty, OR 97621
7187 7930 3131 1543 8728

Residents/Occupants
PO Box 13
Beatty, OR 97621
7187 7930 3131 1543 8773

VALARIE J TAYLOR
PO Box 13
Beatty, OR 97621
7187 7930 3131 1543 8841

WILLIE TAYLOR
PO Box 13
Beatty, OR 97621
7187 7930 3131 1543 8896

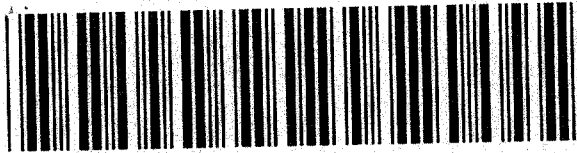
VALARIE TAYLOR
PO Box 13
Beatty, OR 97621
7187 7930 3131 1543 8957

Residents/Occupants
PO Box 13
Beatty, OR 97621
7187 7930 3131 1543 8780

WILLIE G TAYLOR
44206 HIGHWAY 140 EAST
BEATTY, OR 97621
7187 7930 3131 1543 8735

VALARIE J TAYLOR
44206 HIGHWAY 140 EAST
BEATTY, OR 97621
7187 7930 3131 1543 8858

WILLIE TAYLOR
44206 HIGHWAY 140 EAST
BEATTY, OR 97621
7187 7930 3131 1543 8902



02 0748752

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

TS No. 07-48752

VALARIE TAYLOR
44206 HIGHWAY 140 EAST
BEATTY, OR 97621
7187 7930 3131 1543 8964

Residents/Occupants
44206 HIGHWAY 140 EAST
BEATTY, OR 97621
7187 7930 3131 1543 8797

WILLIE G TAYLOR
44206 HWY 140 E
BEATTY, OR 97621
7187 7930 3131 1543 8742

VALARIE J TAYLOR
44206 HWY 140 E
BEATTY, OR 97621
7187 7930 3131 1543 8865

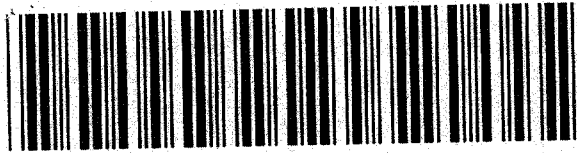
WILLIE TAYLOR
44206 HWY 140 E
BEATTY, OR 97621
7187 7930 3131 1543 8926

VALARIE TAYLOR
44206 HWY 140 E
BEATTY, OR 97621
7187 7930 3131 1543 8971

Residents/Occupants
44206 HWY 140 E
BEATTY, OR 97621
7187 7930 3131 1543 8803

WILLIE G TAYLOR
113 MEDICINE MOUNTAIN RD
BEATTY, OR 97621
7187 7930 3131 1543 8759

VALARIE J TAYLOR
113 MEDICINE MOUNTAIN RD
BEATTY, OR 97621
7187 7930 3131 1543 8872



02 0748752

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

TS No. 07-48752

WILLIE TAYLOR
113 MEDICINE MOUNTAIN RD
BEATTY, OR 97621
7187 7930 3131 1543 8933

VALARIE TAYLOR
113 MEDICINE MOUNTAIN RD
BEATTY, OR 97621
7187 7930 3131 1543 8988

Residents/Occupants
113 MEDICINE MOUNTAIN RD
BEATTY, OR 97621
7187 7930 3131 1543 8827

WILLIE G TAYLOR
113 MEDICINE MOUNTAIN ROAD
BEATTY, OR 97621
7187 7930 3131 1543 8766

VALARIE J TAYLOR
113 MEDICINE MOUNTAIN ROAD
BEATTY, OR 97621
7187 7930 3131 1543 8889

WILLIE TAYLOR
113 MEDICINE MOUNTAIN ROAD
BEATTY, OR 97621
7187 7930 3131 1543 8940

VALARIE TAYLOR
113 MEDICINE MOUNTAIN ROAD
BEATTY, OR 97621
7187 7930 3131 1543 8995

Residents/Occupants
113 MEDICINE MOUNTAIN ROAD
BEATTY, OR 97621
7187 7930 3131 1543 8834

CITIFINANCIAL
2848 S. 6TH ST, STE. 1
KLAMATH FALLS, OR 97603
7187 7930 3131 1543 9008

OREGON

IN THE KLAMATH COURT OF THE STATE OF
COUNTY OF _____: COURT CASE NO. _____

MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC

vs

WILLIE G TAYLOR AND VALARIE
J TAYLOR

PROOF OF SERVICE

STATE OF OREGON)

County of KLAMATH) SS.

I hereby certify that on the 7 day of November, 2007, at the hour of 1404
I served OCCUPANTS (VACANT) 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:

☐ Summons

☐ Motion

☐ Complaint

☐ Petition

☒

Other: TRUSTEES NOTICE OF SALE

☐ Writ of Garnishment

☐ Order

☐ Citation

☐ Notice

☐ Small Claims

☐ Affidavit

☐ Subpoena

☐ Decree

Together with a copy of _____

To OCCUPANTS (VACANT) At 44206 HWY 140 EAST
(FOR SALE, CENTURY 21, 541 882-2121) BEATTY., OR. 97621

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____

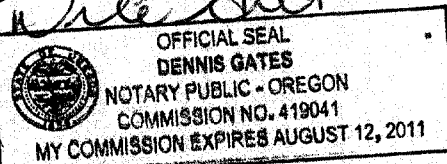
ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

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.

Subscribed to and sworn to before me this
_____ day of Nov, 2007

DAVE DAVIS (#16)

Cleveland Process Serving, LLC.
(541) 665-5162



Papers

Received From FEI LLC
PO BOX 219
BELLEVUE
WA 98009-0219

425-458-2112
ATTN:

Remit to: CPS, LLC.	Service Fee	\$ 85.
P.O. Box 5358	Mileage	\$
Central Point, OR 97502	Rush/Emergency	\$
Date: <u>11-08-2007</u>	Incorrect Add.	\$
CPS File No. <u>6233-K</u>		\$
Client No. <u>1006-11223</u>	Amount Paid	\$ 0.
	TOTAL DUE	\$ 85.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Willie G Taylor And Valarie J. Taylor, Husband And Wife As Joint Tenants, as grantor(s), to Fidelity National Title Insurance Company, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 02/09/2004, recorded 02/20/2004, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume No. M04 at Page No. 09781 as Recorder's fee/file/instrument/microfilm/reception Number -, covering the following described real property situated in said county and state, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS: 44206 HIGHWAY 140 EAST
BEATTY, OR 97621

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 \$828.41 beginning 07/01/2007; plus late charges of \$41.42 each month beginning with the 07/01/2007 payment plus prior accrued late charges of \$.00; 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: \$91,564.42 with interest thereon at the rate of 10.125 percent per annum beginning 06/01/2007 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, the undersigned Trustee will on Monday, March 10, 2008 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.

RECONTRUST COMPANY

Dated 10-25, 2007

S. Reyna
Stephanie Reyna, Assistant Secretary

For further information, please contact:

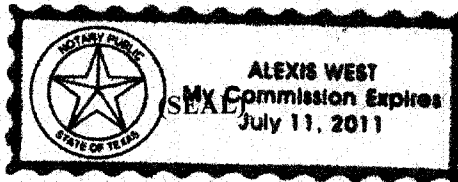
RECONTRUST COMPANY
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
(800)-281-8219
TS No. 07 -48752

STATE OF Texas)
COUNTY OF Dallas) ss.

On Oct. 25, 2007, before me, Alexis West, 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.

Alexis West
Notary Public for _____
My commission expires: _____



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.

EXHIBIT "A"
LEGAL DESCRIPTION

09780

The following described real property situate in Klamath County, Oregon:

Government Lots 28 and 29, Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Easterly of Oregon State Highway 140.

EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed recorded November 21, 1978 in Volume M78, page 26342, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land located in the SW1/4 of the SW1/4 of Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Section 13; thence North 0° 45' 40" West along the West line of said Section 13, 11.88 feet to a point on the Southerly right of way line of State Highway 140; thence following said right of way 163.60 feet along the arc of a 756.20 feet radius curve (the long chord of which bears North 62° 13' 12" East, 163.28 feet) to the end of said curve; thence continuing along said right of way line North 56° 01' 20" East, 410.84 feet; thence leaving said highway right of way line South 0° 04' 10" West, 319.76 feet to a point on the South line of said Section 13; thence North 89° 44' 30" West, 484.61 feet to the point of beginning.

Tax Account No.: 3612-01300-00901-000

Key No.: 831700

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 # 9742

Notice of Sale/Willie G. & Valarie J. Taylor

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:

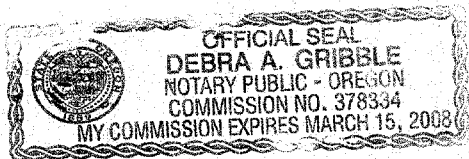
December 20, 27, 2007, January 3, 10, 2008

Total Cost: \$1,089.89

Subscribed and sworn by Jeanine P Day
before me on: January 10, 2008

Debra A Gribble
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 Willie G. Taylor and Valarie J. Taylor, Husband And Wife As Joint Tenants, as grantor(s), to Fidelity National Title Insurance Company, as Trustee, in favor

of Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 02/09/2004, recorded 02/20/2004, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume No. M04 at Page No. 09781 as Recorder's fee/file/instrument/microfilm/reception Number covering the following described real property situated in said county and state, to wit:

See Exhibit "A" Attached Hereto And Made A Part Hereof
EXHIBIT "A"
Legal Description

The following described real property situate in Klamath County, Oregon:

Government Lots 28 and 29, Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Easterly of Oregon State Highway 140.

EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed recorded November 21, 1978 in Volume M78, page 26342, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM

a parcel of land located in the SW 1/4 of Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Section 13; thence North 0 degree 45' 40" West along the West line of said Section 13, 11.88 feet to a point on the Southerly right of way line of State Highway 140; thence following said right of way 163.60 feet along the arc of a 756.20 feet radius curve (the long chord of which bears North 62 degree 13' 12" East, 163.28 feet) to the end of said curve; thence continuing along said right of way line North 56 degree 01' 20" East, 410.84 feet; thence leaving said high way right of way line South 0 degree 04' 10" West, 319.76 feet to a point on the South line of said Section 13; thence North 89 degree 44' 30" West, 484.61 feet to the point of beginning.

Tax Account No.: 3612-01300-00901-000
Key No.: 831700

PROPERTY AD-
DRESS: 44206
HIGHWAY 140
EAST, BEATTY,
OR 97621.

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 de-

fault for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$828.41 beginning 07/01/2007; plus late charges of \$41.42 each month beginning 07/01/2007 payment plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; 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: \$91,564.42 with interest thereon at the rate of 10.125 percent per annum beginning 06/01/2007 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that, RECONTRUST COMPANY, the undersigned Trustee will on Monday, March 10, 2008 at the hour of 10:00 o'clock, A.M. 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: October 25, 2007. Recontrust Company, Stephanie Reyna, Assistant Secretary. For further information, please contact: Recontrust Company, 1757 Tapo Canyon Road, SVW-88, Simi Valley, CA 93063. (800) 281-8219. TS No. 07-48752. #9742 December 20, 27, 2007, January 3, 10, 2008.