

2008-006306

Klamath County, Oregon



00045238200800063060100106

04/30/2008 03:25:42 PM

Fee: \$81.00

ATE = 65480

**RECONTRUST COMPANY**

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:  
JASON ANDERSON 4684  
RECONTRUST COMPANY  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065

TS No.: 07 -65346

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: EDWARD W DORMAN, INGRID DORMAN and EDWARD W  
& INGRID DORMAN

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.

4-28-08

**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 11/3/2008. 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 1st day of February 2008, 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

EDWARD W DORMAN, INGRID DORMAN and EDWARD W &  
INGRID DORMAN

Notary Public for California

Residing at

My commission expires:

Ventura3-15-09

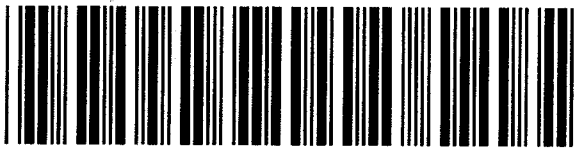
RECONTRUST COMPANY

Trustee

TS No. 07-65346

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





02 0765346

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

**TS No. 07-65346**

EDWARD W DORMAN  
1030 SW Jefferson St Apt 621  
Portland, OR 97201  
7187 7930 3131 1955 4523

INGRID DORMAN  
1030 SW Jefferson St Apt 621  
Portland, OR 97201  
7187 7930 3131 1955 4554

EDWARD W & INGRID DORMAN  
1030 SW Jefferson St Apt 621  
Portland, OR 97201  
7187 7930 3131 1955 4585

Residents/Occupants  
1030 SW Jefferson St Apt 621  
Portland, OR 97201  
7187 7930 3131 1955 4608

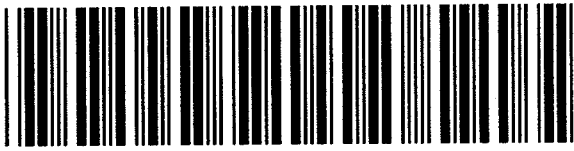
Residents/Occupants  
1030 SW Jefferson St Apt 621  
Portland, OR 97201  
7187 7930 3131 1955 4622

EDWARD W DORMAN  
1545 ELDORADO AVENUE  
KLAMATH FALLS, OR 97601  
7187 7930 3131 1955 4530

INGRID DORMAN  
1545 ELDORADO AVENUE  
KLAMATH FALLS, OR 97601  
7187 7930 3131 1955 4561

EDWARD W & INGRID DORMAN  
1545 ELDORADO AVENUE  
KLAMATH FALLS, OR 97601  
7187 7930 3131 1955 4592

Residents/Occupants  
1545 ELDORADO AVENUE  
KLAMATH FALLS, OR 97601  
7187 7930 3131 1955 4639



02 0765346

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

**TS No. 07-65346**

EDWARD W DORMAN  
1545 ELDORADO BOULEVARD  
KLAMATH FALLS, OR 97601  
7187 7930 3131 1955 4547

INGRID DORMAN  
1545 ELDORADO BOULEVARD  
KLAMATH FALLS, OR 97601  
7187 7930 3131 1955 4578

Residents/Occupants  
1545 ELDORADO BOULEVARD  
KLAMATH FALLS, OR 97601  
7187 7930 3131 1955 4646

# 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 # 9908

Notice of Sale/Edward W & Ingrid Dorman

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:  
February 28, March 6, 13, 20, 2008

Total Cost: \$831.54

*Jeanine P Day*  
Subscribed and sworn by Jeanine P Day  
before me on: March 20, 2008

*Beth Furtado*  
Notary Public of Oregon

My commission expires November 15, 2008

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Edward W. Dorman And Ingrid Dorman, Husband And Wife, as grantor(s) to First American Title Company, An Oregon Corporation, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. as Beneficiary, dated 04/18/2006, recorded 04/20/2006, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number M06-07756, covering the following described real property situated in said county and state, to-wit:

The Westerly 100 feet of Lot Block 8 Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 1545 Eldorado Avenue, Klamath Falls, OR 97601.

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 \$1,247.51 beginning 09/01/2007; plus late charges of \$62.38 each month beginning with the 09/01/2007 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; 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: \$187,171.96 with interest thereon at the rate of 6.875 percent per annum beginning 08/01/2007, until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees, 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, undersigned Trustee, will on Friday, May 16, 2008, at the hour of 10:00 AM, 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 said 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 interest acquired after the execution said 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, any time prior to five days before the date last set for the sale, to have the 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, 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 said 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 which is secured by said Trust Deed and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: January 2, 2008. RECONTRUST COMPANY, Stephanie Reyna, Assistant Secretary. For further information please contact: Recontrust Company, 2380 Performance Drive, RVG-D7-45, Richardson, TX 75082. (800)-281-8219. No. 07-65346.

#9908 February 28, March 6, 13, 20, 2008.



**FEI, LLC**  
**Affidavit of Posting and Service**

State of Oregon  
County of Klamath

Dave Davis, being sworn, says: That I am a citizen of the United States, over 18 years of age, a resident of Oregon, and not a party to the proceeding referred to in the attached Notice of Trustee's Sale: That my business address is 422 N 6th St, Klamath Falls, OR.

That I posted a copy of the attached Notice of Trustee's Sale on the parcel of land described in the attached Notice of Trustee's Sale, commonly referred to as 1545 Eldorado Avenue, Klamath Falls, OR in a conspicuous place.

1st Attempt: Posted Real Property on 1/8/2008 at 14:15  
2nd Attempt: Posted Real Property on 1/11/2008 at 09:10  
3rd Attempt: Posted Real Property on 01/14/2008 at 12:15

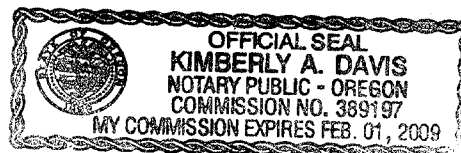
Signed in Klamath County, Oregon by:

	030308
Signature	Date
1006.13676	

State of Oregon  
County of KLAMATH

On this 03 day of March in the year of 2008, before me a Notary Public, Personally appeared DAVID DAVIS, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Kimberly A Davis  
Notary Public for Oregon  
Residing at Klamath County  
Commission expires: Feb. 01, 2009



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

MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC )

vs

EDWARD W DORMAN AND  
INGRID DORMAN )

**PROOF OF SERVICE**

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

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the hour of \_\_\_\_\_, 1415  
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   | _____ Writ of Garnishment | _____ Small Claims |
| _____ Motion    | _____ Order               | _____ Affidavit    |
| _____ Complaint | _____ Citation            | _____ Subpoena     |
| _____ Petition  | _____ Notice              | _____ Decree       |

X Other: TRUSTEES NOTICE OF SALE

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

To OCCUPANTS (VACANT) At 1545 ELDORADO AVE  
(VACANT FOR 3MTHS AND FOR SALE) KLAMATH FALLS, OR. 97601

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\_\_\_\_

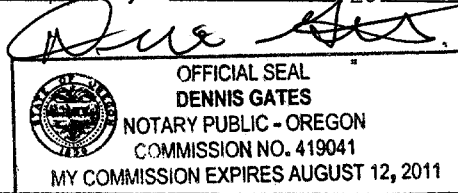
ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF \_\_\_\_\_ KLAMATH

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

Subscribed to and sworn to before me this  
9 day of JAN 20 08



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

Remit to: CPS, LLC.	Service Fee	\$ 45.00
P.O. Box 5358	Mileage	\$
Central Point, OR 97502	Rush/Emergency	\$ 25.00
Date: 01-09-2008	Incorrect Add.	\$
CPS File No. 171-K	Amount Paid	\$ 0.00
Client No. 1006 13676	TOTAL DUE	\$ 70.00

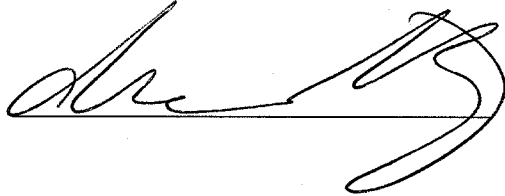
**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE TO OCCUPANT**  
**(In Lieu of Personal Service)**

STATE OF WASHINGTON, County of KING) 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 Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

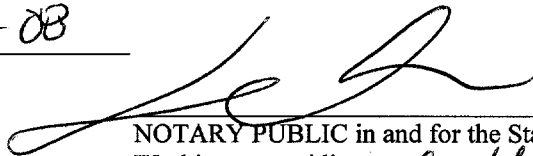
On March 6, 2008 I caused to be deposited in the United States post office at Bellevue, Washington a copy of the attached Notice of Trustee's Sale ("Notice"). The Notice was sealed in an envelope addressed to "Occupant" at 1545 Eldorado Avenue, Klamath Falls, OR, 97601 and sufficient postage was affixed to the envelope for first class delivery to the address indicated.



STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF KING                )

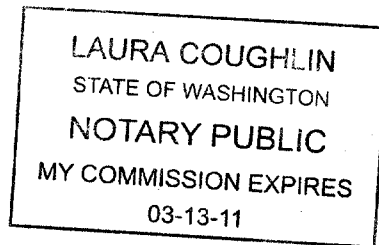
I certify that I know or have satisfactory evidence that Charlotte Kinder is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7-10-08



NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My commission expires 3-13-11

07-65346 / Dorman, Edward W. and Ingrid





## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Edward W. Dorman And Ingrid Dorman, Husband And Wife, as grantor(s), to First American Title Company, A Oregon Corporation, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 04/18/2006, recorded 04/20/2006, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number M06-07756, covering the following described real property situated in said county and state, to wit:

THE WESTERLY 100 FEET OF LOT<sup>12</sup> BLOCK 8 HILLSIDE ADDITION TO THE CITY KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 1545 ELDORADO AVENUE  
KLAMATH FALLS, OR 97601

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 \$1,247.51 beginning 09/01/2007; plus late charges of \$62.38 each month beginning with the 09/01/2007 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: \$187,171.96 with interest thereon at the rate of 6.875 percent per annum beginning 08/01/2007 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 Friday, May 16, 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.

Dated JANUARY 2ND, 2008

RECONTRUST COMPANY

S. Ruane

~~Alexis West~~, Assistant Secretary  
**Stephanie Reyna**

For further information, please contact:

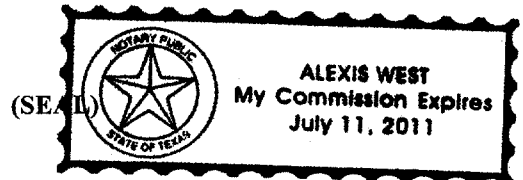
RECONTRUST COMPANY  
RECONTRUST COMPANY  
2380 Performance Dr, RGV-D7-450  
Richardson, TX 75082  
(800)-281-8219  
TS No. 07 -65346

STATE OF Texas )  
 ) ss.  
COUNTY OF Dallas )

On JAN - 2ND, 2008, 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 TEXAS  
My commission expires: 07/11/2011



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.