

MTC 81222

RECORDING COVER SHEET

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

2008-007713

Klamath County, Oregon



00046886200800077130070076

05/28/2008 11:19:32 AM

Fee: \$61.00

After Recording Return To:

MICHAEL J. BIRD
612 N. W. 5TH STREET
GRANTS PASS, OREGON 97526

1. Name(s) of the Transaction(s):

- X Affidavit of Mailing Trustee's Notice of Sale
- X Affidavit of Publication
- X Trustee's Notice of Sale

2. Direct Party (Grantor):

Jeffrey L. Anderson and Lisa G. Anderson

3. Indirect Party (Grantee):

See attached

4. True and Actual Consideration Paid:

N/A

5. Legal Description:

N/A

LAHATT

After Recording, Return to:
Michael J. Bird
612 N. W. 5th Street
Grants Pass, OR 97526

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed From
Jeffrey L. Anderson and Lisa G. Anderson,
Husband and Wife,
Grantor,
to
Amerititle, an Oregon corporation,
Trustee,

STATE OF OREGON, County of Josephine, } §§

I, Michael J. Bird, the undersigned, being first duly sworn, depose and say that:

At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, 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 deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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 addresses, to-wit:

Name of Person

Address

1. Klamath County Building Department, 305 Main Street, Klamath Falls, OR 97601
2. Cedar Trials Neighborhood Association, c/o Registered Agent: Michael Spencer, PO Box 263, Keno, OR 97627
3. Credit Bureau of Klamath County, 839 main Street, Klamath Falls, OR 97601
4. Credit Services of Oregon, Inc., 1229 SE Stephens, Roseburg, OR 97470
5. Jeffrey L. Anderson & Lisa G. Anderson, 13243 Shamrock Lane, Klamath Falls, OR 97603
6. Jeffrey L. Anderson & Lisa G. Anderson, 24251 Rural Route, po box 1071, Keno, OR 97603

These 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 any person requesting notice as set forth in ORS 86.785

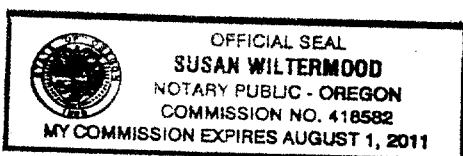
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Michael J. Bird, as successor trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Grants Pass, Oregon, on the 28 day of December, 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, "trustee" includes any successor trustee, and "person" includes a corporation or any other legal or commercial entity.



Michael J. Bird, Successor Trustee

SIGNED AND SWORN TO before me on this 28 day of December, 2007.



Notary Public for Oregon

My commission Expires: 08/01/2011

AFFIDAVIT OF NON-SERVICE

State of OREGON

County of KLAMATH

Court

Case Number: _____

Grantor:

JEFFREY L. ANDERSON and LISA G. ANDERSON

vs.

Trustee:

AMERITTLE

For:

Michael Bird
BROWN, HUGHES, BIRD, ROTE, WETMORE & BRO
612 N.W. 5th Street
Grants Pass, OR 97526-2024

Received by ROGUE LEGAL PROCESS to be served on OCCUPANTS, 13243 SHAMROCK LANE, KLAMATH FALLS, OR 97603.

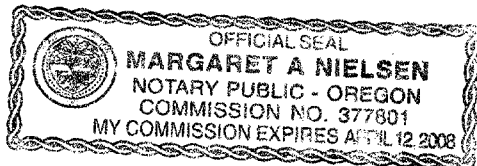
I, Robert Bolenbauch, being duly sworn, depose and say that on the 31st day of December, 2007 at 5:46 pm, I:

I ATTEMPTED SERVICE OF THE TRUSTEE'S NOTICE OF SALE AND FOUND THE PROPERTY TO BE UNIMPROVED AND UNOCCUPIED.

Additional Information pertaining to this Service:

Server found this property to have some partial buildings but no residence. No signs of occupancy.

I am a competent person over the age of 18 and a resident of the state of Oregon; I am not a party to nor an officer, director or employee of, nor attorney for any party. The entity served by me is the same entity named in the action.



Subscribed and Sworn to before me on the 2nd day of January, 2008 by the affiant who is personally known to me.

Margaret A. Nielsen
NOTARY PUBLIC

[Signature]
Robert Bolenbauch
Process Server

ROGUE LEGAL PROCESS
P.O. Box 1681
Grants Pass, OR 97528
(541) 479-3053

Our Job Serial Number: 2007007068

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 # 9889

Notice of Sale/Jeffrey L & Lisa G Anderson

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:

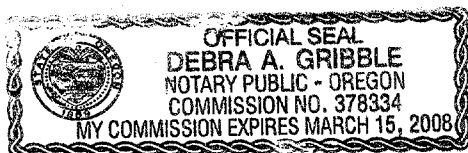
February 20, 27, March 5, 12, 2008

Total Cost: \$846.24

Subscribed and sworn by Jeanine P Day
before me on: March 12, 2008

Debra A Gribble
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: JEFFREY L. ANDERSON AND LISA G. ANDERSON, Husband and Wife
Trustee: AMERITITLE, an Oregon corporation
Successor Trustee: MICHAEL J. BIRD
Beneficiary: ORAL L. BELL AND HELEN BELL, TRUSTEES OF THE BELLS MASTER COLLABORATIVE TRUST dated 3/9/94

2. Property covered by the trust deed:

The South one-half of Lot 8 in Block 6 of TRACT NO. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Oregon.

PROPERTY ADDRESS: 13243 Shamrock Lane, Klamath Falls, OR 97603.

3. The trust deed was dated September 8, 2004, and recorded September 24, 2004, as Volume M04, Page 64319, Microfilm Records of Klamath County, Oregon.

4. Default for which foreclosure is made is failure to pay the following:

(a) Monthly payments of \$2,870.83, beginning July 24, 2007, until paid;
(b) Late penalty charge of \$143.54 if not paid within 15 days of due date; unpaid interest \$319.64;
(c) Unpaid taxes for 2004/2005 in the amount of \$176.09, plus penalties and interest; unpaid taxes for 2005/2006 in the amount of \$494.59, plus penalties and interest; unpaid taxes for 2006/2007 in the amount of \$585.38, plus penalties and interest; unpaid taxes for 2007/2008, in the amount of \$593.80, plus interest, if any;
(d) Unpaid taxes for 2006/2007 in the amount of \$313.53, plus interest and penalties, if any on Account R328913; plus interest and penalties, if any on Account R3289132; \$38.91, plus interest and penalties, if any on Account M200979;

5. The sums owing on the obligation secured by the trust deed is:

(a) The principal sum of \$119,000.00, with accrued interest thereon at the rate of

13.00% per annum beginning June 24, 2006, until paid;

(b) late penalty charge of \$143.54 if not paid within 15 days of due date; unpaid interest \$319.64;

(c) unpaid taxes for 2004-2005 in the amount of \$176.09, plus penalties and interest; unpaid taxes for 2005/2006 in the amount of \$494.59, plus penalties and interest; unpaid taxes for 2006/2007 in the amount of \$585.38, plus penalties and interest; unpaid taxes for 2007/2008, in the amount of \$593.80, plus interest, if any;

(d) 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 beneficiary's interest therein.

(e) Any other defaults which may exist prior to the foreclosure sale not hereinabove mentioned for the protection of the above-described real property and beneficiary's interest therein.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of Default was recorded on December 4th, 2007, as Page Number: 020894, Microfilm Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on April 30, 2008, at 10:00 A.M., standard time as established by ORS 187.110, at the front steps of AMERITITLE, 300 Klamath Avenue, Klamath Falls, Oregon, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustees conducts the sale.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Dated this 24th day of December, 2007.

Michael J. Bird,
Successor Trustee
#9889 February 20, 27, March 5, 12, 2008.

AFTER RECORDING RETURN TO:

MICHAEL J. BIRD, Attorney

P. O. BOX 10

GRANTS PASS, OR 97528

Re: Trust Deed from:

Jeffrey L. Anderson and Lisa G. Anderson,
Husband and Wife,

Grantor,

to

Amerititle, an Oregon corporation,

Trustee,

TRUSTEE'S NOTICE OF SALE

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Information required by ORS 86.735 and ORS 86.745 is as follows:

1. **Grantor:** **JEFFREY L. ANDERSON AND LISA G. ANDERSON, Husband and Wife,**

Trustee: **AMERITITLE , an Oregon corporation**

Successor Trustee: **MICHAEL J. BIRD**

Beneficiary: **ORAL L. BELL AND HELEN BELL, TRUSTEES OF THE BELLS MASTER COLLABORATIVE TRUST dated 3/9/94**

2. Property covered by the trust deed:

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Property Address:

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(d) unpaid taxes for 2006/2007 in the amount of \$313.53, plus interest and penalties, if any on Account R328913; \$45.98, plus interest and penalties, if any on Account R3289132; \$38.91, plus interest and penalties, if any on Account M200979;

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THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 24th day of December, 2007.



MICHAEL J. BIRD, SUCCESSOR TRUSTEE

END OF DOCUMENT