

2008-013889

Klamath County, Oregon



00054464200800138890120123

10/08/2008 03:27:22 PM

Fee: \$86.00

1st 1239034

3752804-2
**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 205.234**

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.

AFTER RECORDING RETURN TO:

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

AFFIDAVIT OF MAILING NOTICE OF SALE

AFFIDAVIT OF PUBLICATION

PROOF OF SERVICE

ORIGINAL GRANTOR: CARL L. BOHRER

BENEFICIARY: CitiMortgage, Inc.

T.S. #: OR-08-166275-CM

Loan #: 771514425

F86-

WHEN RECORDED MAIL TO:

Quality Loan Service Corporation of Washington
2141 5th Avenue
San Diego, CA 92101

T.S. NO.: OR-08-166275-CM
LOAN NO.: 771514425

(Above Space is for Recorder's Use)

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF California } SS
COUNTY OF San Diego }

I, Jose Bolanos *Jose Bolanos* being first duly sworn, depose, 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 his successor in interest named in the attached original or copy of 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 registered or certified mail and regular mail to each of the following named person's at their last known address, to-wit:

NAME & ADDRESS

SEE ATTACHED

CERTIFIED NO.

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by **Nina-Marie Hernandez** for **FIRST AMERICAN TITLE INSURANCE COMPANY** said notice; each such copy was contained in a sealed envelope, with **6/20/2008**. 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} SS
COUNTY OF San Diego}

On 10/2/2008 before me, **Bonnie J. Dawson**, notary public, personally appeared **Jose Bolanos** 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

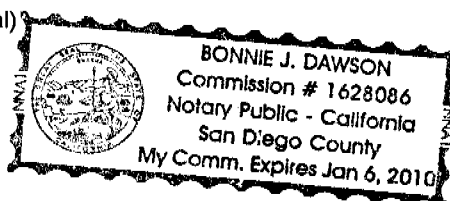
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Bonnie J. Dawson
Bonnie J. Dawson

(Seal)




AFFIDAVIT OF MAILING

Date: 6/20/2008
T.S. No.: OR-08-166275-CM
Loan No.: 771514425
Mailing: Notice of Sale

STATE OF California }
COUNTY OF San Diego }

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County by **LSI TITLE COMPANY OF OREGON, LLC**, located at **2141 5th Avenue, San Diego, CA 92101** and that on **6/20/2008**, (s)he personally served the Notice of Sale, of which the annexed is a true copy, by causing to be deposited in the United States Mail a copy of such Notice of Sale in a sealed envelope, certified or registered mail and first class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

X 
Affiant Jose Bolanos

Occupant
148550 HWY 97 N.
LA PINE, OR 97739
First Class and Cert. No. 71039628594107060114

CARL L. BOHRER
148550 HWY 97 N.
LA PINE, OR 97739
First Class and Cert. No. 71039628594107060145

CARL BOHRER
C/O LESLIE L BOHRER JR
ADAMS, OR 97810
First Class and Cert. No. 71039628594107060176

THE HEIRS AND/OR DEVISEES OF THE ESTATE OF CARL L. BOHRER
148550 HIGHWAY 97 N
LA PINE, OR 97739
First Class and Cert. No. 71039628594107060213

LESLIE L. BOHRER, JR., PERSONAL REPRESENTATIVE
148550 HIGHWAY 97 N
LA PINE, OR 97739
First Class and Cert. No. 71039628594107060244

LESLIE L. BOHRER, JR., PERSONAL REPRESENTATIVE
PO BOX 11
ADAMS, OR 97810

First Class and Cert. No. 71039628594107060275

LESLIE L. BOHRER, JR., PERSONAL REPRESENTATIVE
C/O BRENT S. KINKADE, ATTORNEY
1201 NW WALL STREET, SUITE 300
BEND, OR 97701-1957

First Class and Cert. No. 71039628594107060299

CARL L. BOHRER
148550 HIGHWAY 97 N
LA PINE, OR 97739

First Class and Cert. No. 71039628594107060312

TRUSTEE'S NOTICE OF SALE

Loan No: **771514425**

T.S. No.: **OR-08-166275-CM**

Reference is made to that certain deed made by, **CARL L. BOHRER** as Grantor to **TICOR TITLE**, as trustee, in favor of **U.S. BANK NATIONAL ASSOCIATION ND.**, as Beneficiary, dated **12/22/2006**, recorded **12/29/2006**, in official records of **KLAMATH** County, Oregon in book/reel/volume No. **xxx** at page No. **xxx** fee/file/instrument/microfile/reception No **2006-025555**, covering the following described real property situated in said County and State, to-wit:

APN: R132172
SEE EXHIBIT A

Commonly known as:
148550 HWY 97 N.
LA PINE, OR 97739

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's:

Installment of principal and interest plus impounds and advances which became due on 2/1/2008 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement.

Monthly Payment **\$754.39**

Monthly Late Charge **\$37.71**

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of **\$91,878.85** together with interest thereon at the rate of **7.4500** per annum from **1/1/2008** until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that **FIRST AMERICAN TITLE INSURANCE COMPANY**, the undersigned trustee will on **10/20/2008** at the hour of **10:00:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN ST, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR** 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 him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of 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 Section 86.753 of Oregon Revised Statutes has the right 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 said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

For Sale Information Call: 714-259-7850 or Login to: www.fidelityasap.com

Loan No: 771514425
T.S. No.: OR-08-166275-CM

TRUSTEE'S NOTICE OF SALE

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service. If there are any irregularities are discovered within 10 days of the date of this sale, that the trustee will rescind the sale, return the buyer's money and take further action as necessary.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 6/9/2008

FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee
By: Quality Loan Service Corp. of Washington, as agent
Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101 619-645-7711
OR-08-166275-CM

Signature By _____

Nina-Marie Hernandez, Asst Secretary

For Non-Sale Information:

Quality Loan Service Corp. of Washington
2141 5th Avenue
San Diego, CA 92101
619-645-7711
Fax: 619-645-7716

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

THE FOLLOWING DESCRIBED PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH $89^{\circ} 58' 40''$ WEST 178.82 FEET ALONG THE NORTHERLY LINE OF SAID SECTION; THENCE SOUTH $30^{\circ} 48'$ WEST 1248.93 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF THE DALLES-CALIFORNIA HIGHWAY TO THE TRUE POINT OF BEGINNING; THENCE NORTH $59^{\circ} 12'$ WEST 246.05 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF RIVER PINE ESTATES; THENCE SOUTH $34^{\circ} 15' 15''$ WEST 100.18 FEET ALONG SAID LINE; THENCE SOUTH $59^{\circ} 12'$ EAST 252.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF THE DALLES-CALIFORNIA HIGHWAY; THENCE NORTH $30^{\circ} 48'$ EAST 100.00 FEET ALONG SAID LINE TO THE TRUE POINT OF BEGINNING.

Tax Parcel Number: R132172

OR08166275CM / BOHRER
ASAP# 2787991

QLOAN

AFFIDAVIT OF POSTING

STATE OF OREGON

County of Deschutes

ss.

I, Lynn Laharty, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale; Exhibit "A" upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an OCCUPANT at the following "Property Address":

148550 Highway 97, North
La Pine, OR 97739

As follows:

On 07/05/2008 at 4:26 PM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

On 07/08/2008 at 7:15 PM, I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

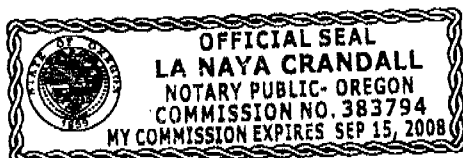
On 07/11/2008 at 7:20 PM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 30 day of July, 2008
by Lynn Laharty.

La Naya Crandall
Notary Public for Oregon

X Lynn Laharty
Lynn Laharty
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



176362

OR08166275CM / BOHRER
ASAP# 2787991

QLOAN

AFFIDAVIT OF MAILING

STATE OF OREGON

County of Multnomah

ss.

I, Royal Hebert, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On July 11, 2008, I mailed a copy of the Trustee's Notice of Sale; Exhibit "A", by First ClassMail, postage pre-paid, to occupant, pursuant to ORS 86.750(1)(a)(C).

The envelope was addressed as follows:

OCCUPANT
148550 Highway 97, North
La Pine, OR 97739

This mailing completes service upon an occupant at the above address with an effective date of **07/05/2008** as calculated pursuant to ORS 86.750 (1)(c).

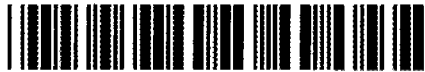
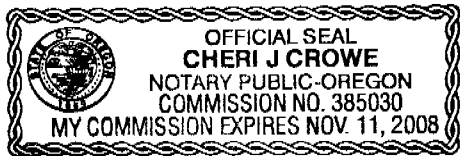
I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 11 day of July, 20 08
by Royal Hebert.

Cheri J Crowe
Notary Public for Oregon

X

Royal Hebert
Royal Hebert
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



176362

OR08169275CM / GUY
ASAP# 2790816

QLOAN

AFFIDAVIT OF SERVICE

STATE OF OREGON
County of Jackson

ss.

I, June Perez, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "Property Address":

**1420 Larson Creek Drive
Medford, OR 97504**

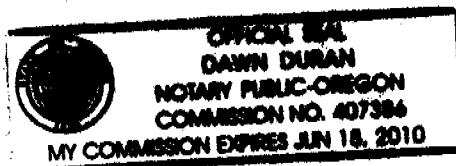
By delivering such copy, personally and in person to Edna Guy, at the above Property Address on June 23, 2008 at 8:10 PM.

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 30 day of July, 2008
by June Perez.

Dawn Duran
Notary Public for Oregon

X June Perez
June Perez
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



175836

Valley Pride Publications, LLC

Publishers Of:
The Rogue River Press and THE GOLD HILL NUGGET

Teresa L. Pearson, Publisher

211 Pine Street • P.O. Box 1485 • Rogue River, OR 97537

Phone: (541) 582-1707 • FAX (541) 582-0201 • www.rogueriverpress.com

September 25, 2008

AFFIDAVIT OF PUBLICATION

State Of Oregon

ss.

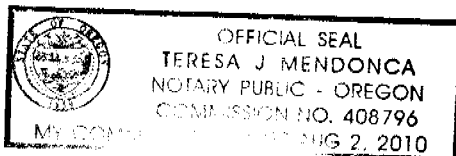
County of Jackson

I, Teresa L. Pearson, being first duly sworn, depose and say that I am publisher of *The Rogue River Press*, a newspaper of general circulation published at 211 Pine St., Rogue River, OR, in the aforesaid county and state; that I know from my personal knowledge that a **Trustee's Notice of Sale: ASAP #2790816**, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for **four (4)** time(s) for **Fidelity National Agency Sales & Posting**, in the issue(s) of: September 3, 10, 17 & 24, 2008.

Subscribed and sworn to me by _____

Teresa L. Pearson, Publisher, Rogue River Press

this 25th day of September, 2008



teresa j mendonca

Notary Public of Oregon

My commission expires 2nd day of August, 2010

1996, 1998, 1999, 2000, 2001, & 2005 Winner of Elmo Smith Award For General Excellence

TRUSTEE'S NOTICE OF SALE Loan No: 15604598
T.S. No.: OR-08-169275-CM Reference is made to that certain deed made by, DENZIL L. GUY AND EDNA F. GUY, AS TENANTS BY THE ENTIRETY as Grantor to FIRST AMERICAN TITLE, as trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, dated 10/28/2005, recorded 11/3/2005, in official records of JACKSON County, Oregon in book/reel/volume No. xxx at page No. xxx fee/file/instrument/microfile/reception No 2005-067568, covering the following described real property situated in said County and State, to-wit: APN: 1-086845-6 LOT 25 IN LARSON CREEK ESTATES, PHASE 1 AND 2 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON; ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 32, PLAT RECORDS. Commonly known as: 1420 Larson Creek Drive Medford, OR 97504 Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Installment of principal and interest plus impounds and / or advances which became due on 3/1/2008 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustees fees, and any attorney fees and court costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement. Monthly Payment \$2,387.83 Monthly Late Charge \$102.89 By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$302,494.24 together with interest thereon at the rate of 7.0000 per annum from 2/1/2008 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that LSI TITLE COMPANY OF OREGON, LLC, the undersigned trustee will on 10/20/2008 at the hour of 11:00:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at daily at 11:00:00 AM FRONT ENTRANCE OF THE COURTHOUSE, 10 SOUTH OAKDALE, MEDFORD, OR County of JACKSON, 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 him of the said trust deed, together with any interest which the grantor or his suc-

cessors in interest acquired after the execution of 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 Section 86.753 of Oregon Revised Statutes has the right 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 said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. For Sale Information Call: 714-259-7850 or Login to: www.fidelityasap.com In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service. If there are any irregularities are discovered within 10 days of the date of this sale, that the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Dated: 6/10/2008 LSI TITLE COMPANY OF OREGON, LLC, as trustee By: Quality Loan Service Corp. of Washington, as agent Quality Loan Service Corp. of Washington 2141 5th Avenue San Diego, CA 92101 619-645-7711 OR-08-169275-CM Signature By Nina-Marie Hernandez, Assistant Secretary For Non-Sale Information: Quality Loan Service Corp. of Washington 2141 5th Avenue San Diego, CA 92101 619-645-7711 Fax: 619-645-7716 If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this notice is intended to exercise the note holder's rights against the real property only. THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 2790816 09/03/2008, 09/10/2008, 09/17/2008, 09/24/2008