

UTZ 83313

2009-001077

Klamath County, Oregon



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01/29/2009 03:13:58 PM

Fee: \$51.00

## RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON REPRESENTING 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:

Davis, Hearn, Saladoff & Bridges, P.C.  
515 E. Main Street  
Ashland, OR 97520

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

Affidavit of Mailing, Trustees Notice of Sale and Affidavit of Publication

### 2. Direct Party (Grantor):

Douglas M. Stiles

### 3. Indirect Party (Grantee):

### 4. True and Actual Consideration Paid:

n/a

### 5. Legal Description:

See Attached Exhibit "A"


Alamt

**AFFIDAVIT OF MAILING**

STATE OF OREGON            )  
                                      ) §  
COUNTY OF JACKSON        )

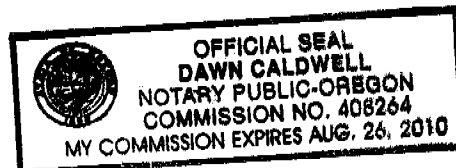
I, JOAN CHRISTOPHER, of DAVIS, HEARN, SALADOFF & BRIDGES, P.C. of Ashland, Oregon, hereby certify that I mailed a copy of the Trustee's Notice of Sale which is attached hereto unto the following persons or entities pursuant to the provisions of ORS 86.740(1). The Notice was sent by Certified and First Class Mail on September 29, 2008 in letters addressed to:

Douglas M. Stiles  
2047 Lakeshore Drive  
Klamath Falls, OR 97601

  
\_\_\_\_\_  
JOAN CHRISTOPHER

SUBSCRIBED AND SWORN to before me this 29 day of September, 2008.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 8/26/10



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Douglas M Stiles, as grantor, to AmeriTitle, as trustee, to secure certain obligations in favor of DMR Enterprises, LLC, an Oregon Limited Liability Company, as beneficiary, dated September 19, 2006, and recorded as No. 2006-019183 of the Official Records of Klamath County, Oregon, on September 25, 2006, covering the following described real property, to wit:

Lot 6, Block 2, Tract No. 1027 MT. SCOTT MEADOWS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said trust deed by advertisement and sale. The default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

The debt matured September 1, 2007 and has not been paid.

By reason of said default, the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following to wit:

\$2,457.49, together with interest thereon at the rate of 9% per annum from January 1, 2008, until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

A notice of default and election to sell and to foreclose was duly recorded and assigned No. 2008-012824 of the Official Records of Klamath County, State of Oregon. Said Notice of Default and Election to Sell was recorded September 15, 2008.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 12<sup>th</sup> day of February, 2009, at the hour of 10:00 o'clock a.m., Pacific Time as established by Section 187.110, Oregon Revised Statutes, at the offices of AmeriTitle, 300 Klamath Avenue, Klamath Falls, OR 97601, 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 of the said trust deed, together with any interest which the grantor or 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 certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire

DAVIS, HEARN  
SALADOFF & BRIDGES  
A Professional Corporation  
515 EAST MAIN STREET  
ASHLAND, OREGON 97520  
(541) 482-3111 FAX (541) 488-4455  
www.davishearn.com

amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of said sale, provided that all other defaults referred to above are cured by then.

DATED this 27th day of September, 2008.

DAVIS, HEARN, SALADOFF & BRIDGES  
A Professional Corporation

  
\_\_\_\_\_  
JACK DAVIS, Successor Trustee

# 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 # 10755

Notice of Sale/Douglas M. Stiles

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 22, 29, 2008, January 5, 12, 2009

Total Cost: \$675.89

*Jeanine P. Day*  
Subscribed and sworn by Jeanine P Day  
before me on: January 12, 2009

*Debra A. Gribble*  
Notary Public of Oregon

My commission expires May 15, 2012

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Douglas M. Stiles, as grantor, to AmeriTitle, as trustee, to secure certain obligations in favor of DMR Enterprises, LLC, an Oregon Limited Liability Company, as beneficiary, dated September 19, 2006, and recorded as No. 2006-09183 of the Official Records of Klamath County, Oregon, on September 25, 2006, covering the following described real property, to wit:

Lot 6, Block 2, Tract No. 1027 MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property, and to foreclose said trust deed by advertisement and sale. The default for which the foreclosure is made is ~~the failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:~~

The debt matured September 1, 2007 and has not been paid.

By reason of said default, the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following to wit: \$2,457.49, together with interest thereon at the rate of 9% per annum from January 1, 2008, until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

A notice of default and election to sell and to foreclose was duly recorded and assigned No. 2008-012624 of the Official Records of Klamath County, State of Oregon. Said Notice of Default and Election to Sell was recorded September 15, 2008.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 12th day of February, 2009, at the hour of 10:00 o'clock a.m., Pacific Time as established by Section 187.110, Oregon Revised Statutes, at the offices of ~~AmeriTitle, 300 Klamath Avenue, Klamath Falls, OR 97603,~~ 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 of the said trust deed, together with any interest which the grantor or 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 certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of said sale, provided that all other defaults referred to above are cured by then.

DATED this 29th day of September, 2008.

DAVIS, HEARN, SALADOFF & BRIDGES  
A Professional Corporation  
JACK DAVIS, Successor Trustee  
#10755 December 22, 29, 2008, January 5, 12, 2009.

