

2009-009788

Klamath County, Oregon



00069652200900097880150152

07/17/2009 03:48:04 PM

Fee: \$101.00

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

ATE 66628

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT:

Affidavit of Mailing/Trustees Notice of Sale

Affidavit of Service/Posting

Affidavit of Publication

ORIGINAL GRANTOR ON TRUST DEED:

Joseph Frank Burton, a single man

ORIGINAL BENEFICIARY ON TRUST DEED:

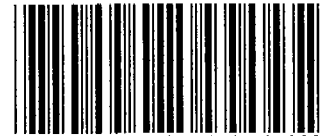
Home Loan Funding Inc., A California Corporation

\$101 ATE

When recorded mail to:
DEFAULT RESOLUTION NETWORK
17911 Von Karman Ave, Suite 275
Irvine, CA 92614
Phone: 949-622-5730
Fax: 949-622-5740

Loan # 0016558967
TS # OR 09-01942-6 -OR
Title Order # 090223626-OR-GNO
Grantor: JOSEPH FRANK BURTON, A SINGLE MAN

AFFIDAVIT OF MAILING



Walz Affidavit #: 594382

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 04/20/2009

Ref. No.: 09-01942-6

MailbatchID: 242335

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Riverside County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on April 20, 2009, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent 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 Wilfred Solares

ORNOS
2218270193
REF #: 09-01942-6
FRANK BURTON
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
2218270196
REF #: 09-01942-6
JOSEPH FRANK BURTON
22607 WILD CAT RIDGE ROAD
SONORA, CA 95370

ORNOS
2218270199
REF #: 09-01942-6
JOSEPH FRANK BURTON
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
2218270202
REF #: 09-01942-6
CURRENT OCCUPANT
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
2218270194
REF #: 09-01942-6
FRANK BURTON
843 ARGUELLO BLVD.
PACIFICA, CA 94044

ORNOS
2218270197
REF #: 09-01942-6
JOSEPH FRANK BURTON
22607 WILDCAT RIDGE RD
SONORA, CA 95370

ORNOS
2218270200
REF #: 09-01942-6
CHERYL COCHRANE
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
2218270203
REF #: 09-01942-6
ESTATE OF BURTON
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

ORNOS
2218270195
REF #: 09-01942-6
JOSEPH FRANK BURTON
PO BOX 827
JAMESTOWN, CA 95327

ORNOS
2218270198
REF #: 09-01942-6
JOSEPH FRANK BURTON
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

ORNOS
2218270201
REF #: 09-01942-6
CHERYL COCHRANE
3782 FARM HILL BLVD.
REDWOOD CITY, CA 94061

ORNOS
2218270204
REF #: 09-01942-6
ESTATE OF BURTON
PO BOX 827
JAMESTOWN, CA 95327

AFFIDAVIT OF MAILING**Default Resolution Network**

Date: 04/20/2009

Ref. No.: 09-01942-6

MailbatchID: 242335

ORNOS
2218270205
REF #: 09-01942-6
ESTATE OF JOSEPH FRANK
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

ORNOS
2218270206
REF #: 09-01942-6
ESTATE OF JOSEPH FRANK
PO BOX 827
JAMESTOWN, CA 95327

ORNOS
2218270207
REF #: 09-01942-6
FRANK BURTON C/O BRANDSNESS,
BRANDSNESS & RUDD,
411 PINE STREET
KLAMATH FALLS, OR 97601

ORNOS
2218270208
REF #: 09-01942-6
FRANK BURTON C/O JAMES A.
GIANELLI, SBN 0884 GIA
P. O. BOX 458
SONORA, CA 95370

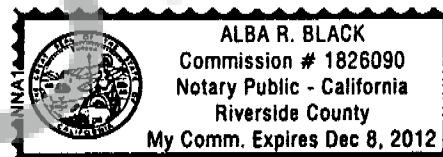
ORNOS
2218270209
REF #: 09-01942-6
FRANK BURTON C/O MICHAEL P.
RUDD, OSB #93418 OF
411 PINE STREET
KLAMATH FALLS, OR 97601

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this 22nd day of April (month),
2009 (year), by Wilfred Solares, proved to me on the basis of satisfactory evidence to be
the person who appeared before me.

(Signature of Notary)

(Seal of Notary)





AFFIDAVIT OF MAILING

Default Resolution Network

Date: 04/20/2009

Ref. No.: 09-01942-6

MailbatchID: 242337

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Riverside County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on April 20, 2009, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, 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 Wilfred Solares

ORNOS
7113 8257 1473 2724 7627
REF #: 09-01942-6
FRANK BURTON
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
7113 8257 1473 2724 7634
REF #: 09-01942-6
FRANK BURTON
843 ARGUELLO BLVD.
PACIFICA, CA 94044

ORNOS
7113 8257 1473 2724 7641
REF #: 09-01942-6
JOSEPH FRANK BURTON
PO BOX 827
JAMESTOWN, CA 95327

ORNOS
7113 8257 1473 2724 7658
REF #: 09-01942-6
JOSEPH FRANK BURTON
22607 WILD CAT RIDGE ROAD
SONORA, CA 95370

ORNOS
7113 8257 1473 2724 7665
REF #: 09-01942-6
JOSEPH FRANK BURTON
22607 WILDCAT RIDGE RD
SONORA, CA 95370

ORNOS
7113 8257 1473 2724 7672
REF #: 09-01942-6
JOSEPH FRANK BURTON
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

ORNOS
7113 8257 1473 2724 7689
REF #: 09-01942-6
JOSEPH FRANK BURTON
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
7113 8257 1473 2724 7696
REF #: 09-01942-6
CHERYL COCHRANE
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
7113 8257 1473 2724 7702
REF #: 09-01942-6
CHERYL COCHRANE
3782 FARM HILL BLVD.
REDWOOD CITY, CA 94061

ORNOS
7113 8257 1473 2724 7719
REF #: 09-01942-6
CURRENT OCCUPANT
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

ORNOS
7113 8257 1473 2724 7726
REF #: 09-01942-6
ESTATE OF BURTON
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

ORNOS
7113 8257 1473 2724 7733
REF #: 09-01942-6
ESTATE OF BURTON
PO BOX 827
JAMESTOWN, CA 95327

AFFIDAVIT OF MAILING**Default Resolution Network**

Date: 04/20/2009

Ref. No.: 09-01942-6

MailbatchID: 242337

ORNOS
7113 8257 1473 2724 7740
REF #: 09-01942-6
ESTATE OF JOSEPH FRANK
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

ORNOS
7113 8257 1473 2724 7757
REF #: 09-01942-6
ESTATE OF JOSEPH FRANK
PO BOX 827
JAMESTOWN, CA 95327

ORNOS
7113 8257 1473 2724 7764
REF #: 09-01942-6
FRANK BURTON C/O BRANDSNESS,
BRANDSNESS & RUDD,
411 PINE STREET
KLAMATH FALLS, OR 97601

ORNOS
7113 8257 1473 2724 7771
REF #: 09-01942-6
FRANK BURTON C/O JAMES A.
GIANELLI, SBN 0884 GIA
P. O. BOX 458
SONORA, CA 95370

ORNOS
7113 8257 1473 2724 7788
REF #: 09-01942-6
FRANK BURTON C/O MICHAEL P.
RUDD, OSB #93418 OF
411 PINE STREET
KLAMATH FALLS, OR 97601

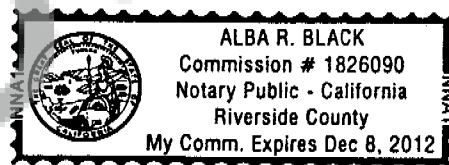
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this 22nd day of April (month),
2009 (year), by Wilfred Solares, proved to me on the basis of satisfactory evidence to be
the person who appeared before me.



(Signature of Notary)

(Seal of Notary)



TRUSTEE'S NOTICE OF SALE

Loan No: 0016558967
T.S. No.: 09-01942-6 -OR

Reference is made to that certain deed made by, JOSEPH FRANK BURTON, A SINGLE MAN as Grantor to ASPEN TITLE & ESCROW, INC., as trustee, in favor of HOME LOAN FUNDING, INC, A CALIFORNIA CORPORATION, as Beneficiary, recorded on April 20, 2005, Book M05 Page 27944 of Official Records in the office of the Recorder of Klamath County, OR to-wit:

APN: R396486

LOT 2, BLOCK 20, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:
12762 GOLDEN EAGLE DRIVE, BONANZA, OR 97623

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: **failed to pay payments which became due; together with late charges due; together with other fees and expenses incurred by the Beneficiary;**

Monthly Payment \$572.30
Monthly Late Charge \$24.16

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 \$ 57,141.79 together with interest thereon at the rate of 9.25000 % per annum from 12/01/2008 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, the undersigned trustee will on **08/04/2009** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, **at the main entrance to the County Courthouse, 316 Main St., Klamath Falls, 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 FURTHER INFORMATION, PLEASE CONTACT FIDELITY NATIONAL TITLE INSURANCE COMPANY, 17911 Von Karman Ave, Suite 275, Irvine, CA 92614 949-622-5730 TRUSTEE SALE LINE 714-573-1965 www.priorityposting.com

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.

Dated: April 17, 2009

FIDELITY NATIONAL TITLE INSURANCE
COMPANY

Signature By



Javier Vasquez Jr, Authorized Signor

STATE OF CA
COUNTY OF Orange

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.



Javier Vasquez Jr, Authorized Signor

NOTICE OF DEFAULT AND ELECTION TO SELL

RE: Trust Deed from: JOSEPH FRANK BURTON, A
SINGLE MAN, Grantor

To: Fidelity National Title Insurance Company,
Successor Trustee

After recording return to(name, address, zip):

Fidelity National Title Insurance Company
17911 Von Karman Ave, Suite 275
Irvine , CA 92614

This Document was Recorded on

3/27/09

As instrument number

2009-7387

Book

Page

In Klamath County OR

TS No: 09-01942-6 -OR - Loan No: 0016558967

Reference is made to that certain trust deed made by JOSEPH FRANK BURTON, A SINGLE MAN, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee, in favor of HOME LOAN FUNDING, INC, A CALIFORNIA CORPORATION

, as beneficiary, dated as of April 8, 2005, and recorded April 20, 2005, in the Records of Klamath County, Oregon, in Book M05 at Page 27944, covering the following described real property situated in the above-mentioned county and state, to wit:

APN: R396486 - LOT 2, BLOCK 20, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums:
Principal balance \$57,141.79

Delinquent Payments

<u>FROM</u>	<u>THRU</u>	<u>NO. PMTS</u>	<u>INT. RATE</u>	<u>AMOUNT</u>	<u>GRAND TOTAL</u>
01/01/2009	03/26/2009	3	9.25000%	\$572.30	\$1,716.90

Late Charges

Grand Total Late Charges \$98.67

Beneficiary's Advances, Costs and Expenses

Grand Total \$0.00

Attorney's Fees and Costs \$ 699.50

GRAND TOTAL REQUIRED TO REINSTATE \$2,515.07

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: failed to pay payments which became due; together with late charges due; together with other fees and expenses incurred by the Beneficiary;

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of **10:00 AM**, in accord with the standard of time established by ORS 187.110, on **August 4, 2009**, at the following place: **At the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR**

FOR SALE INFORMATION CALL: **714-573-1965**

Website for Trustee's Sale Information: **www.priorityposting.com**

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property except:

ESTATE OF BURTON
PO BOX 827
JAMESTOWN, CA 95327

Borrower

JOSEPH F. BURTON
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

Borrower

JOSEPH F. BURTON
12762 GOLDEN EAGLE DRIVE
BONANZA, OR 97623

Borrower

JOSEPH F. BURTON
22607 WILDCAT RIDGE RD
SONORA, CA 95370

Borrower

ESTATE OF JOSEPH FRANK
12762 GOLDEN EAGLE DR
BONANZA, OR 97623

Borrower

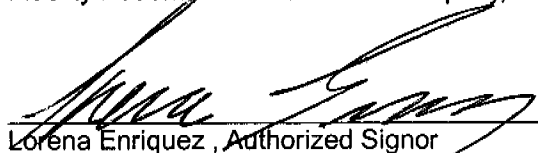
Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees, 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, at any time prior to five days before the date last set for sale.

FOR FURTHER INFORMATION CONTACT:
DEFAULT RESOLUTION NETWORK
17911 Von Karman Ave, Suite 275
Irvine, CA 92614
949-622-5730

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

Dated March 26, 2009

Fidelity National Title Insurance Company, Successor Trustee



Lorena Enriquez, Authorized Signor

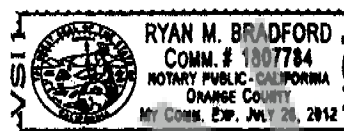
State of California }ss.
County of Orange }ss

On March 26, 2009, before me, Ryan M. Bradford, a Notary Public, personally appeared Lorena Enriquez, who 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.

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.


Ryan M. Bradford # 1807784
My Commission Expires 7/28/2012



(Seal)

When recorded mail to:
DEFAULT RESOLUTION NETWORK
17911 Von Karman Ave, Suite 275
Irvine, CA 92614
Phone: 949-622-5730
Fax: 949-622-5740

Loan # 0016558967
TS # OR 09-01942-6 -OR
Title Order # 090223626-OR-GNO
Grantor: JOSEPH FRANK BURTON, A SINGLE MAN

AFFIDAVIT OF SERVICE

560541
09-01942-6
(ORC)

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **12762 Golden Eagle Dr. Bonanza, OR 97623**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to ___ at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to ___, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1st Attempt: April 17, 2009 5:30 PM Posted

2nd Attempt: April 21, 2009 8:00 AM Posted

3rd Attempt: April 24, 2009 9:00 AM Posted

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on ___ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of April 30, 2009, I mailed a copy of the Trustee's Notice of Sale addressed to **All Known Occupants** at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsa Meek

12762 Golden Eagle Dr. Bonanza, OR 97623

ADDRESS OF SERVICE

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

April 17, 2009 5:30 PM
DATE OF SERVICE TIME OF SERVICE

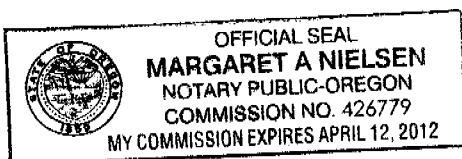
☐ or non occupancy

By:

A Thompson

Subscribed and sworn to before on this 30th day of April, 2009.

Margaret A. Nielsen
Notary Public for Oregon



8/04

When recorded mail to:
DEFAULT RESOLUTION NETWORK
17911 Von Karman Ave, Suite 275
Irvine, CA 92614
Phone: 949-622-5730
Fax: 949-622-5740

Loan # 0016558967
TS # OR 09-01942-6 -OR
Title Order # 090223626-OR-GNO
Grantor: JOSEPH FRANK BURTON, A SINGLE MAN

AFFIDAVIT OF PUBLICATION

Affidavit of Publication

09-01942-6
ORC

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 # 11130

Trustee's Notice of Sale/Burton

TS# 09-01942-6-OR

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:

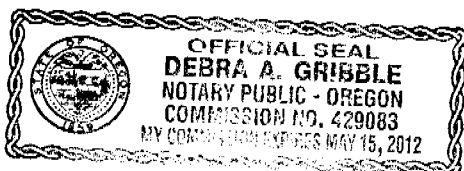
April 23, 30, 2009

May 7, 14, 2009

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: May 7, 2009

Debra A Gribble
Notary Public of Oregon

My commission expires May 15, 2012



Trustee's Notice Of Sale Loan No.: 0016558967 T.S. No.: 09-01942-6-OR

Reference is made to that certain deed made by, Joseph Frank Burton, a single man, as Grantor to Aspen Title & Escrow, Inc., as Trustee, in favor of Home Loan Funding, Inc, a California Corporation as Beneficiary, recorded on 04/20/2005, Book M05 Page 27944 of Official Records in the office of the Recorder of Klamath County, OR to-wit: APN: R396486 Lot 2, Block 20, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon Commonly known as: 12762 Golden Eagle Drive, Bonanza, OR 97623.

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: failed to pay payments which became due; together with late charges due; together with other fees and expenses incurred by the Beneficiary; Monthly Payment \$572.30 Monthly Late Charge \$24.16.

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 \$57,141.79 together with interest thereon at the rate of 9.25000% per annum from 12/01/2008 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, Fidelity National Title Insurance Company, the undersigned trustee will, on 8/4/2009, at the hour of 10:00 AM, Standard of Time as established by section 187.110, Oregon Revised Statutes, at A) the main entrance to the County Courthouse, 316 Main St., Klamath Falls, 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 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 further information please contact Fidelity National Title Insurance Company, 17911 Von Karman Ave, Suite 275, Irvine, CA 92614 949-622-5730 Trustee Sale Line 714-573-1965 www.priorityposting.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. Dated: 4/17/2009. Fidelity National Title Insurance Company. Signature By Javier Vasquez, Jr. Authorized Signor State of CA County of Orange I, the undersigned certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale. Javier Vasquez, Jr. Authorized Signor P560541 4/23, 4/30, 5/7, 05/14/2009

#11130 April 23, 30, May 7, 14, 2009.

560541
8/04