

NTC 84912

2009-012769  
Klamath County, Oregon

**RECORDING COVER SHEET**  
**Pursuant to ORS 205.234**



09/25/2009 03:26:00 PM

Fee: \$71.00

**AFTER RECORDING RETURN TO:**

JOHN A. BERGE  
AS SUCCESSOR TRUSTEE  
BRYANT, LOVLIEN & JARVIS, P.C.  
P.O. BOX 880  
BEND, OR 97709-0880

1. AFFIDAVIT OF MAILING NOTICE OF SALE
  - Notice of Sale
2. AFFIDAVIT OF PUBLICATION
3. AFFIDAVIT OF NON-OCCUPANCY

Original Grantor(s) on Trust Deed: C Corp, Inc., an Oregon corporation

Beneficiary: Running Y Resort Inc., an Oregon corporation

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

760 AMT

**AFFIDAVIT OF MAILING NOTICE OF SALE  
OF TRUST DEED FORECLOSURE**

**STATE OF OREGON**, County of Deschutes ) ss:

I, John A. Berge, being first duly sworn, depose and say:

That I am the Successor Trustee under a Trust Deed between C Corp, Inc., as Grantor, and Running Y Resort, Inc., as Beneficiary, recorded August 11, 2004, in Volume M04 at page 52791-804, Microfilm Records, Klamath County, Oregon, and covering the property described in the attached **NOTICE OF SALE**.

I hereby certify that I mailed, by first class mail and by certified mail, return receipt requested, a copy of the attached **NOTICE OF SALE** to the persons listed below, on the dates and to the addresses indicated, which were the last addresses known to the Successor Trustee and the Beneficiary, by placing said **NOTICE** in a sealed envelope, with postage fully paid thereon, and depositing the same in the United State Mail:

<u>Person</u>	<u>Address</u>	<u>Date</u>
C Corp, Inc.	c/o Charles L Koon PO Box 638 Redmond, OR 97756	5/26/09 7008 1830 0004 3450 5103
PremierWest Bank	PO Box 40 Medford, OR 97501	5/26/09 7008 1830 0004 3450 5097
WHPacific, Inc.	c/o Corporation Service Co. 285 Liberty St NE Salem, OR 97301	5/26/09 7008 1830 0004 3450 5080
South Valley Bank	PO Box 5210 Klamath Falls, OR 97601	5/26/09 7008 1830 0004 3450 5073
South Valley Bank & Trust	PO Box 5210 Klamath Falls, OR 9760	9/3/09 7008 1830 0004 3450 5493
Andrew C. Brandsness	Brandsness, Brandsness & Rudd, PC 411 Pine St Klamath Falls, OR 97601	9/3/09 7008 1830 0004 3450 5509

(Continued on next page)

**Person    Address**

Southern Oregon  
Credit Service

**Date**

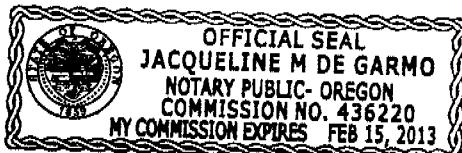
PO Box 4070  
Medford, OR 97501-0148

9/3/09

7008 1830 0004 3450 5486

*John A. Berge*  
JOHN A. BERGE, OSB 871663

SUBSCRIBED AND SWORN TO before me this 24<sup>th</sup> day of September, 2009, by  
John A. Berge.



*Jacqueline M. De Garmo*  
NOTARY PUBLIC for Oregon

*Unofficial Copy*

14453-005 308.doc

BRYANT, LOVLIEN & JARVIS, PC  
ATTORNEYS AT LAW, ESTABLISHED 1915

591 SW Mill View Way PO Box 880 Bend, Oregon 97709-0880 (541) 382-4331 fax (541) 389-3386 WWW.BLJLAWYERS.COM

## NOTICE OF SALE

John A. Berge, Successor Trustee under the Trust Deed described below, hereby elects to sell, pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at **10:00 a.m. on October 2, 2009**, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

**GRANTOR:** **C Corp, Inc.**  
An Oregon corporation

**BENEFICIARY:** **Running Y Resort, Inc.**  
An Oregon corporation

**TRUST DEED RECORDED:** August 11, 2004, at Volume M04, Page 52791-804, in the Microfilm Records of Klamath County, Oregon.

**PROPERTY COVERED BY TRUST DEED:** Lot 1100 within the plat of Tract 1422, Ranchview Estates recorded October 16, 2003 in the office of the County Recorder, Klamath County, Oregon.

**DEFAULT:** Failure to pay:

1. Lot Price in the amount of **\$48,000.00**;
2. Real Property Taxes in the amount of **\$619.48**;
3. Homeowners' Association Dues in the total amount of **\$1,474.80**;
4. Other – Trustee's Sale Guarantee: **\$292.00**.

**SUM OWING ON OBLIGATION SECURED BY TRUST DEED:** Principal balance of **\$48,000.00** with interest at 10 percent per annum from **July 27, 2006, the maturity date**, until paid.

Notice is given that any person named pursuant to Section 86.753, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees, at any time prior to five days before the date last set for the sale.

**JOHN A. BERGE, Successor Trustee**

14453-005 306.doc

BRYANT, LOVLIEN & JARVIS, PC  
ATTORNEYS AT LAW, ESTABLISHED 1915

591 SW Mill View Way PO Box 880 Bend, Oregon 97709-0880 (541) 382-4331 fax (541) 389-3386 WWW.BLJLAWYERS.COM

7008 1830 0004 3450 5097

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	<b>\$ 5.54</b>	

Postmark  
Here

Sent to  
**C.Corp. Inc., c/o Charles L. Koon**  
 Street, Apt. No.,  
 or PO Box No. **PO Box 638**  
 City, State, ZIP+4  
**Redmond OR 97756**

See Reverse for Instructions

PS Form 3800, August 2006

**COMPLETE THIS SECTION**

s 1, 2, and 3. Also complete  
 cted Delivery is desired.  
 e and address on the reverse  
 return the card to you.  
 d to the back of the mailpiece,  
 if space permits.

1. Article Addressed to:

**C.Corp. Inc.**  
**c/o Charles L. Koon**  
**PO Box 638**  
**Redmond OR 97756**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** Agent  
 Addressee

B. Received by (Printed Name)

**Penny Mosier**C. Date of Delivery  
**5-27-09**D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	<b>\$ 5.54</b>	

Postmark  
Here

Sent to  
**Premier West Bank**  
 Street, Apt. No.,  
 or PO Box No. **PO Box 40**  
 City, State, ZIP+4  
**Medford OR 97501**

See Reverse for Instructions

PS Form 3800, August 2006

**COMPLETE THIS SECTION**

s 1, 2, and 3. Also complete  
 cted Delivery is desired.  
 e and address on the reverse  
 return the card to you.  
 d to the back of the mailpiece,  
 if space permits.

d to:

**Premier West Bank**  
**PO Box 40**  
**Medford OR 97501**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** Agent  
 Addressee

B. Received by (Printed Name)

**P. DUGAN**C. Date of Delivery  
**5-28-09**D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes2. Article Num  
(Transfer fro**7008 1830 0004 3450 5097**

PS Form 3811, February 2004

Domestic Return Receipt **14453-005/1JB**

102595-02-M-1540

BRYANT, LOVLIEN & JARVIS, PC  
ATTORNEYS AT LAW, ESTABLISHED 1915591 SW Mill View Way PO Box 880 Bend, Oregon 97709-0880 (541) 382-4331 fax (541) 389-3386 [WWW.BLJLAWYERS.COM](http://WWW.BLJLAWYERS.COM)

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**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	

Postmark  
Here

Sent To  
**WHPacific Inc., c/o Corporation Svc Co**  
Street, Apt. No.:  
or PO Box No. 285 Liberty St. NE  
City, State, ZIP+4  
Salem OR 97301

PS Form 3800, August 2006

See Reverse for Instructions

**COMPLETE THIS SECTION**

1, 2, and 3. Also complete  
cted Delivery is desired.  
e and address on the reverse  
return the card to you.  
d to the back of the mailpiece,  
if space permits.

to:

**WHPacific Inc  
c/o Corporation Service Co.  
285 Liberty St. NE  
Salem OR 97301**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature	<i>John W. Lovlien</i>	<input checked="" type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	<i>John W. Lovlien</i>	C. Date of Delivery <i>5-29-09</i>

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage)

2. Article Number  
(Transfer from se

7008 1830 0004 3450 5080

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PS Form 3811, February 2004

Domestic Return Receipt *14453-005/JB*

102595-02-M-1540

**OFFICIAL USE**

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.54	

Postmark  
Here

Sent To  
**South Valley Bank**  
Street, Apt. No.:  
or PO Box No. PO Box 5210  
City, State, ZIP+4  
Klamath Falls OR 97601

PS Form 3800, August 2006

See Reverse for Instructions

**COMPLETE THIS SECTION**

1, 2, and 3. Also complete  
cted Delivery is desired.  
e and address on the reverse  
return the card to you.  
d to the back of the mailpiece,  
if space permits.

to:

**South Valley Bank  
PO Box 5210  
Klamath Falls OR 97601**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature	<i>John W. Lovlien</i>	<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	<i>John W. Lovlien</i>	C. Date of Delivery <i>5-29-09</i>

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from

7008 1830 0004 3450 5073

PS Form 3811, February 2004

Domestic Return Receipt *14453-005/JB*

102595-02-M-1540

BRYANT, LOVLIEN & JARVIS, PC  
ATTORNEYS AT LAW, ESTABLISHED 1915

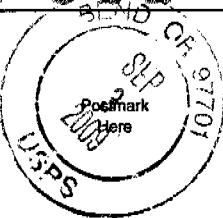
591 SW Mill View Way PO Box 880 Bend, Oregon 97709-0880 (541) 382-4331 fax (541) 389-3386 [WWW.BLJLAWYERS.COM](http://WWW.BLJLAWYERS.COM)

U.S. Postal Service  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.15



Sent To  
South Valley Bankers Trust  
Street, Apt. No.;  
or PO Box No. P.O. Box 5210  
City, State, ZIP+4 Klamath Falls OR 97601

PS Form 3800, August 2006

See Reverse for Instructions

COMPLETE THIS SECTION

Items 1, 2, and 3. Also complete  
stricted Delivery is desired.  
ame and address on the reverse  
can return the card to you.  
ard to the back of the mailpiece,  
nt if space permits.

sed to:

South Valley Bankers Trust  
PO Box 5210  
Klamath Falls OR 97601

Certified True Copy

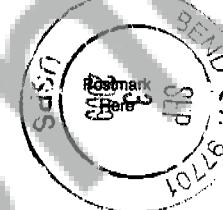
*John A. Berge*  
JOHN A. BERGE, OSB 871663  
Attorney for Creditor

U.S. Postal Service  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.32



Sent To Andrew C. Brandeness  
Brandeness Brandeness + Rudd PC  
Street, Apt. No.;  
or PO Box No. 411 Pine St  
City, State, ZIP+4 Klamath Falls OR 97601

PS Form 3800, August 2006

See Reverse for Instructions

COMPLETE THIS SECTION

Items 1, 2, and 3. Also complete  
stricted Delivery is desired.  
ame and address on the reverse  
can return the card to you.  
ard to the back of the mailpiece,  
nt if space permits.

sed to:

Andrew C. Brandeness  
Brandeness Brandeness  
+ Rudd PC  
411 Pine St  
Klamath Falls OR 97601

COMPLETE THIS SECTION ON DELIVERY

A. Signature

*Andrew C. Brandeness*

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery  
9-4-09

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7008 1830 0004 3450 5493

Domestic Return Receipt 14453-00513B

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

*John Bryant*

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery  
9-4-09

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7008 1830 0004 3450 5509

Domestic Return Receipt 14453-00513B

102595-02-M-1540

BRYANT, LOVLIEN & JARVIS, PC  
ATTORNEYS AT LAW, ESTABLISHED 1915

591 SW Mill View Way PO Box 880 Bend, Oregon 97709-0880 (541) 382-4331 fax (541) 389-3386 [WWW.BLJLAWYERS.COM](http://WWW.BLJLAWYERS.COM)

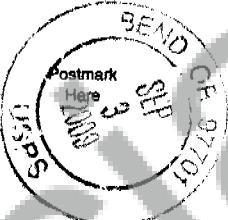
U.S. Postal Service™  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.32

7008 1830 0004 3450 5486

Postmark Here  


Sept To  
**Southern OR Credit Service**  
 Street, Apt. No.:  
 or PO Box No. **POB 4070**  
 City, State, ZIP+4  
**Medford OR 97501-0148**

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**Southern Oregon Credit Service  
 Po Box 4070  
 Medford OR 97501-0148**

2. Article Num:  
 (Transfer from) **7008 1830 0004 3450 5486**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
  
 Agent  Addressee

B. Received by (Printed Name) **Lami Freeman** C. Date of Delivery **9-14-9**

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, February 2004 Domestic Return Receipt **14453-005/JB** 102595-02-M-1540

# 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 # 11441

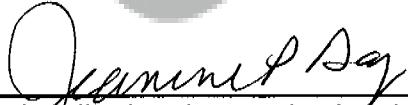
Notice of Sale/C.Corp, Inc

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:

July 29, August 5, 12, 19, 2009

Total Cost: \$608.98

  
Subscribed and sworn by Jeanine P Day  
before me on: August 19, 2009

  
Debra A. Grubbe  
Notary Public of Oregon

My commission expires May 15, 2012

### NOTICE OF SALE

John A. Berge, Successor Trustee under the Trust Deed described below, hereby elects to sell, pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at 10:00 a.m. on October 2, 2009, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

GRANTOR: C Corp, Inc.

An Oregon corporation

BENEFICIARY: Running Y Resort, Inc.

An Oregon corporation

TRUST DEED RECORDED: August 11, 2004, at Volume M04, Page 52791-804, in the Microfilm Records of Klamath County, Oregon.

PROPERTY COVERED BY TRUST DEED: Lot 1100 within the plat of Tract 1422, Ranchview Estates recorded October 16, 2003 in the office of the County Recorder, Klamath County, Oregon.

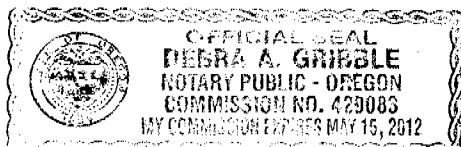
DEFAULT: Failure to pay:

1. Lot Price in the amount of \$48,000.00;
2. Real Property Taxes in the amount of \$619.48;
3. Homeowners' Association Dues in the total amount of \$1,474.80;
4. Other - Trustee's Sale Guarantee: \$292.00.

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of \$48,000.00 with interest at 10 percent per annum from July 27, 2006, the maturity date, until paid.

Notice is given that any person named pursuant to Section 86.733, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees, at any time prior to five days before the date last set for the sale.

JOHN A. BERGE, Successor Trustee  
#11441 July 29, August 5, 12, 19, 2009.



EC. NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from  
**C Corp., Inc.**  
 c/o PO Box 638  
 Redmond, OR 97756

To

Grantor

**AmeriTitle**  
 300 Klamath Ave  
 Klamath Falls, OR 97601

Trustee

After recording, return to (Name, Address, Zip):

**John A. Berge**  
**Bryant, Lovlien & Jarvis, PC**  
 PO Box 880  
 Bend, OR 97709-0880

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, } ss.  
County of \_\_\_\_\_ }

I certify that the within instrument was received for recording on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_, Deputy.

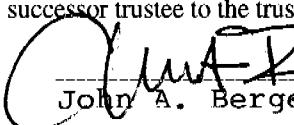
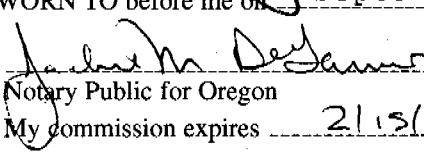
STATE OF OREGON, } ss.  
County of **Deschutes** }

I, **John A. Berge**, being first duly sworn, depose, say and certify that:

I am the **successor** trustee in that certain trust deed executed and delivered by **C Corp., Inc.**, as grantor, to **AmeriTitle**, as trustee, in favor of **Running Y Resort, Inc.**, as beneficiary, dated **July 4, 2004**, recorded on **August 11, 2004**, in the Records of **Klamath** County, Oregon, in  book  reel  volume No. \_\_\_\_\_ at page \_\_\_\_\_, and/or as  fee  file  instrument  microfilm  reception No. **M04-52791** (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit:

**Lot 1100 within the plat of Tract 1422, Ranchview Estates  
 recorded October 16, 2003 in the office of the County  
 Recorder, Klamath County, Oregon.**

I hereby certify that on **September 24, 2009**, the above described real property was not occupied. The word "trustee," as used in this affidavit means any successor trustee to the trustee named in the trust deed described above.


 John A. Berge  Successor Trustee
SIGNED AND SWORN TO before me on **September 24, 2009**

 Jacqueline M. De Garmo

Notary Public for Oregon

My commission expires **2/15/2013**