

2010-007634

Klamath County, Oregon



00086290201000076340320323

06/23/2010 03:23:49 PM

Fee: \$212.00

First American Title Insurance Company
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707

1st 1544981

RECORDING COVER SHEET FOR
NOTICE OF SALE PROOF OF COMPLIANCE
Per ORS 205.234

AFTER RECORDING RETURN TO:

First American Title
3 First American Way
Santa Ana, CA 92707

TS No.: Order: 4400951

1. AFFIDAVIT OF MAILING NOTICE OF SALE
2. COPY OF NOTICE OF SALE
3. COPY OF NOTICE TO TENANTS
4. DECLARATION OF NON-MILITARY STATUS
5. AFFIDAVIT OF SERVICE
6. AFFIDAVIT OF PUBLICATION NOTICE OF SALE
7. AFFIDAVIT OF COMPLIANCE

Original Grantor on Trust Deed:

Beneficiary:

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

F

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation
P.O. Box 22004
525 East Main Street
El Cajon, CA 92022-9004

1270168-09 *ANOSXR*

T.S. NO.: 1270168-09
LOAN NO.: 0031379985

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA }SS
COUNTY OF SAN DIEGO }

I, Michelle Zamorano 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 Notice of Sale given under the terms of that certain trust deed described in said notice.

I gave notice of the 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 persons at their last known address, to-wit:

SEE ATTACHED

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.

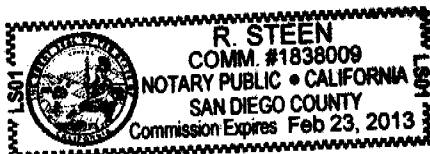
Each of the notices so mailed was certified to be a true copy of the original notice of sale by TAMMY LAIRD, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in San Diego County, California, on March 24, 2010. 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. The additional notice required under HB3630 was mailed to grantors on or before the date the notice of sale was served or mailed via first class and certified mail with return receipt requested.

Michelle Zamorano
Affiant

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this _____ day of MAR 26 2010, 20____

[Signature]
Notary Public



TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX9985
T.S. No: 1270168-09

I CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

BY Tammy Land

Reference is made to that certain deed made by
MITCHELL D CAIN, URSULA E CAIN as Grantor to
REGIONAL TRUSTEE SERVICES CORP., as Trustee, in favor of

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR GN
MORTGAGE, LLC., A WISCONSIN LIMITED LIABILITY COMPANY as Beneficiary,

dated August 02, 2005, recorded August 08, 2005, in official records of KLAMATH County, OREGON
in book/reel/volume No. XX at
page No. XX, fee/file/instrument/microfilm/reception No. MO5-61429 covering the following described
real property situated in the said County and State, to-wit:

LOTS 22, 23 AND 24, BLOCK 21, SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

1937 LANCASTER AVE KLAMATH FALLS OR 97601

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:
Failure to pay the monthly payment due December 1, 2009 of principal, interest and impounds and
subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by
beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,077.20 Monthly Late Charge \$42.31

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 following, to-wit; The sum of \$159,302.10 together with
interest thereon at the rate of 6.375% per annum, from November 01, 2009 until paid; plus all accrued late
charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary
pursuant to the terms and conditions of the said deed of trust.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX9985

T.S. No: 1270168-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on July 23, 2010 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at
AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

City of KLAMATH FALLS, 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 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 expense 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.

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" includes their respective successors in interest, if any.

Dated: March 17, 2010

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: Tommy Gaid

Loan No: XXXXXX9985

T.S. No: 1270168-09

NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is June 23, 2010, the name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice: If you have a low income and meet federal poverty guide-lines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

OREGON STATE BAR
16037 SW Upper Boones Ferry Road
Tigard, Oregon 97224
(503) 620-0222
(800) 452-8260
<http://www.osbar.org>

Directory of Legal Aid Programs:
<http://www.oregonlawhelp.org>

NOTICE:

**YOU ARE IN DANGER OF LOSING YOUR PROPERTY
IF YOU DO NOT TAKE ACTION IMMEDIATELY**

This notice is about your mortgage loan on your property at:

1937 LANCASTER AVE

KLAMATH FALLS OR 97601

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure."

The amount you would have had to pay as of March 17, 2010 to bring your mortgage loan current was \$4,528.29. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call (866)521-3828 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe.

You may also get these details by sending a request by certified mail to:

AURORA LOAN SERVICES

LOSS MITIGATION DEPT

P.O. BOX 1706

SCOTTSBLUFF NE 69363-1706

THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD

IF YOU DO NOT TAKE ACTION:

Date and time: July 23, 2010 1:00pm

Place: AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY
COURTHOUSE 316 MAIN STREET

KLAMATH FALLS, Oregon

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full any time before the sale.
3. You can request that your lender give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at **800-SAFENET (800-723-3638)**. You may also wish to talk to a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at **503-684-3763** or toll-free in Oregon at

800-452-7636 or you may visit its website at: <http://www.osbar.org>.

Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>.

Your lender may be willing to modify your loan to reduce the interest rate, reduce the monthly payments or both. You can get information about possible loan modification programs by contacting your lender at (866)521-3828. If you can't reach your lender, you may contact the trustee at the telephone number at the bottom of this notice. If you have already entered into a loan modification with your lender, it is possible that you will not be able to modify your loan again unless your circumstances have changed. Your lender is not obligated to modify your loan.

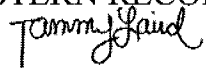
You may request to meet with your lender to discuss options for modifying your loan. During discussions with your lender, you may have the assistance of a lawyer, a housing counselor or another person of your choosing. To receive a referral to a housing counselor or other assistance available in your community, call this toll-free consumer mortgage foreclosure information number: **800-SAFENET (800-723-3638)**. Many lenders participate in new federal loan modification programs. You can obtain more information about these programs at: www.makinghomeaffordable.gov

IF YOU WANT TO APPLY TO MODIFY YOUR LOAN, YOU MUST FILL OUT AND MAIL BACK THE ENCLOSED "MODIFICATION REQUEST FORM." YOUR LENDER MUST RECEIVE THE FORM BY April 16, 2010 WHICH IS 30 DAYS AFTER THE DATE SHOWN BELOW.

WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

Dated: March 17, 2010

Trustee name: CAL-WESTERN RECONVEYANCE CORPORATION

Trustee signature: 

Trustee telephone number: (800) 546-1531 Ext. 8317

Trustee Sale No.: 1270168-09

TS #: 1270168-09

Loan #: 0031379985

Property Address: 1937 LANCASTER AVE
KLAMATH FALLS OR 97601

MODIFICATION REQUEST FORM

Pursuant to Oregon Senate Bill 628, this Modification Request Form must be completed and returned to:

AURORA LOAN SERVICES

LOSS MITIGATION DEPT

P.O. BOX 1706

SCOTTSBLUFF NE 69363-1706

for receipt on or before April 16, 2010. As provided by Oregon Senate Bill 628, please complete and return this Modification Request Form and Financial Statement disclosing your current information including address, phone number and electronic e-mail address and other facts that may affect your eligibility for loan modification.

I wish to apply for a loan modification. A loan modification is a written agreement between me and the lender that permanently changes the terms of the loan. I fell behind on my mortgage payments because (hardship situation):

Signature: _____ Signature: _____

Borrower #1

Borrower #2

You must also complete and return the Financial Statement contained on the following page for your application to be processed. Pursuant to SB 628, the lender may request additional information or documentation from you after review of this Modification Request Form in order to make a determination as to your eligibility for modification.

LOAN NUMBER:			
Borrower Information		Co-Borrower Information	
Name:			
Social Security No.:			
Mailing Address:			
City, State, Zip			
No. of Occupants:	No. of Dependents:	No. of Dependents:	
Home Telephone No.:	Best Time to Call:	Best Time to Call:	
Work Telephone No.:	Best Time to Call:	Best Time to Call:	
Employer:	Years:	Months:	
Occupation:		Years:	Months:
Property Address:		Is this property a rental? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Do you currently reside in the property? <input type="checkbox"/> Yes <input type="checkbox"/> No		If no, when did you last occupy the property?	
Is this property currently listed for sale? <input type="checkbox"/> Yes <input type="checkbox"/> No		Realtor's Name:	
		Realtor's Telephone No.:	

Borrower Financial Information			
Income		Assets	
Monthly Gross	\$	Account No.	Estimated Value
Rental Income	\$	Primary Residence	\$
Child Support/ Alimony	\$	Checking	\$
Disability	\$	Savings	\$
Other Income	\$	401k/ESOP	\$
Less Deductions	-	Stocks/Bonds	\$
Net Pay	\$	CD's/Money Market Acct.	\$

Co-Borrower Financial Information			
Income		Assets	
Monthly Gross	\$	Account No.	Estimated Value
Rental Income	\$	Primary Residence	\$
Child Support/ Alimony	\$	Checking	\$
Disability	\$	Savings	\$
Other Income	\$	401k/ESOP	\$
Less Deductions	-	Stocks/Bonds	\$
Net Pay	\$	CD's/Money Market Acct.	\$

Do you own other real estate? <input type="checkbox"/> Yes <input type="checkbox"/> No		No. of vehicles you and/or co-borrower own? <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4+	
If yes, please list full address(es) of other real estate below:			
1. _____	Est. Value: \$	Balance: \$	Payment: \$
2. _____	Est. Value: \$	Balance: \$	Payment: \$

Liabilities			Expenses	
Creditor Name & Acct No.	Payment	Balance		Monthly Payment
Mortgage	\$	\$	Food	\$
Liens / Judgments	\$	\$	Utilities (includes gas/electric, water, sanitation)	\$
Auto Loan	\$	\$	Telephone (residence, cell, etc.)	\$
Auto Loan	\$	\$	Transportation	\$
Personal Loan	\$	\$	Child Support/Alimony	\$
Personal Loan	\$	\$	Child Day Care	\$
Student Loans	\$	\$	Tuition	\$
Credit Card	\$	\$	Auto Insurance	\$
Credit Card	\$	\$	Entertainment (cable, internet, dining out, movies, etc.)	\$
Credit Card	\$	\$	Other:	\$
Other Cards	\$	\$	Other:	\$

Have you contacted a credit counseling agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	Agency Name:	Telephone No.:
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Has either borrower declared bankruptcy within the past seven (7) years?:		Borrower: <input type="checkbox"/> Yes <input type="checkbox"/> No	Co-Borrower: <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, filing date:	District Court location:	Bankruptcy Case No.:	
If yes, what Chapter was filed? <input type="checkbox"/> 7 <input type="checkbox"/> 13 <input type="checkbox"/> Other		If Chapter 7, was a Reaffirmation Agreement filed with the Bankruptcy Court? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Has a Modification or Partial Claim been completed on this mortgage loan within the last three (3) years? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, with whom, on what date, and reason for default?			

Please explain briefly your hardship or reason for being delinquent on your mortgage:

I (we) agree that the financial information provided is an accurate statement of my (our) financial status. I (we) understand and acknowledge that any action taken by the lender of my (our) mortgage loan on my (our) behalf will be made in strict reliance on the financial information provided. My (our) signature(s) below grants the holder of my (our) mortgage the authority to confirm the information I (we) have disclosed in this financial statement, to verify it is accurate by ordering a credit report, and to contact my real estate agent and/or credit counseling service representative (if applicable).			
Borrower Signature: _____	Date: _____	Co-Borrower Signature: _____	Date: _____

3/24/2010 5:13:24 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: First Class

Type of Mailing: Window

Affidavit Attachment: 1532908-01 000 03221135 CWR

Postal Number Sequence Recipient Name

	Address Line 1/3	Address Line 2/4
11041994141038161871 1	MITCHELL D CAIN	1937 LANCASTER AVE KLAMATH FALLS OR 97601
11041994141038161932 2	URSULA E CAIN	1937 LANCASTER AVE KLAMATH FALLS OR 97601
11041994141038161963 3	MITCHELL D CAIN	24551 HIGHWAY 140 E DAIRY OR 97625
11041994141038162014 4	URSULA E CAIN	24551 HIGHWAY 140 E DAIRY OR 97625
11041994141038162045 5	MITCHELL CAIN	24551 HIGHWAY 140 E DAIRY OR 97625
11041994141038162083 6	URSULA CAIN	24551 HIGHWAY 140 E DAIRY OR 97625
11041994141038162120 7	MITCHELL CAIN	1937 LANCASTER AVE KLAMATH FALLS OR 97601
11041994141038162168 8	URSULA CAIN	1937 LANCASTER AVE KLAMATH FALLS OR 97601
11041994141038162205 9	Occupant(s) / Tenant(s)	1937 LANCASTER AVE KLAMATH FALLS OR 97601
11041994141038162236 10	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	6950 SW HAMPTON #200 TIGARD OR 97223 C/O GN MORTGAGE
11041994141038162250 11	MITCHELL DEAN CAIN	24551 HWY 140 E DAIRY OR 97625
11041994141038162298 12	URSULA ELLEN SPORRER-CAIN	216 PINE ST KLAMATH FALLS OR 97601 C/O MYRON JOEL GITNES
11041994141038162342		

13	STATE OF OREGON DEPARTMENT OF JUSTICE	1162 COURT ST NE SALEM OR 97301-4096	ATTN: ATTORNEY GENERAL JOHN KROGER
11041994141038162359 14	MITCHELL DEAN CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
11041994141038162397 15	URSULA ELLEN SPORRER-CAIN	216 PINE STREET KLAMATH FALLS OR 97601	C/O MYRON GITNES PC
11041994141038162434 16	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	P.O. BOX 245022 MILWAUKEE WI 53224	C/O GUARANTY BANK FSB ATTN: DOC CONTROL
11041994141038162441 17	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	P.O. BOX 2026	FLINT MI 48501-2026
11041994141038162465 18	URSULA ELLEN SPORRER-CAIN	24551 HWY 140 E	DAIRY OR 97525
11041994141038162526 19	URSULA ELLEN SPORRER-CAIN	79 WASHINGTON STREET	KLAMATH FALLS OR 97601
11041994141038162557 20	STATE OF OREGON DIVISION OF CHILD SUPPOR	PO BOX 14506	SALEM OR 97309
11041994141038162571 21	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	3300 SW 34TH AVENUE, SUITE 101	Ocala FL 34474
11041994141038162595 22	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	4000 WEST BROWN DEER ROAD BROWN DEER WI 53209	C/O GUARANTY BANK FSB ATTN: ESCROW DEPT
11041994141038162601 23	MITCHELL DEAN CAIN	24551 HIGHWAY 140 EAST	DAIRY OR 97625
11041994141038162632 24	MITCHELL DEAN CAIN	635 MAIN ST KLAMATH FALLS OR 97601	C/O RICAHRD GARBUIT OSB#74109
11041994141038162687 25	MITCHELL D CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
11041994141038162724 26	URSULA E CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601

3/24/2010 5:13:25 PM Sender: CalWestern Reconveyance
525 E Main
El Cajon CA 92020

Postal Class: Certified - Ret

Type of Mailing: Window

Affidavit Attachment: 1532908-01 000 03221135 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71041994141047340825	1	MITCHELL D CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
71041994141047340863	2	URSULA E CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
71041994141047340900	3	MITCHELL D CAIN	24551 HIGHWAY 140 E	DAIRY OR 97625
71041994141047340948	4	URSULA E CAIN	24551 HIGHWAY 140 E	DAIRY OR 97625
71041994141047340986	5	MITCHELL CAIN	24551 HIGHWAY 140 E	DAIRY OR 97625
71041994141047341020	6	URSULA CAIN	24551 HIGHWAY 140 E	DAIRY OR 97625
71041994141047341082	7	MITCHELL CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
71041994141047341150	8	URSULA CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
71041994141047341211	9	Occupant(s) / Tenant(s)	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
71041994141047341273	10	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	6950 SW HAMPTON #200 TIGARD OR 97223	C/O GN MORTGAGE
71041994141047341310	11	MITCHELL DEAN CAIN	24551 HWY 140 E	DAIRY OR 97625
71041994141047341372	12	URSULA ELLEN SPORRER-CAIN	216 PINE ST KLAMATH FALLS OR 97601	C/O MYRON JOEL GITNES
71041994141047341440				

13	STATE OF OREGON DEPARTMENT OF JUSTICE	1162 COURT ST NE SALEM OR 97301-4096	ATTN: ATTORNEY GENERAL JOHN KROGER
71041994141047341457 14	MITCHELL DEAN CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
71041994141047341518 15	URSULA ELLEN SPORRER-CAIN	216 PINE STREET KLAMATH FALLS OR 97601	C/O MYRON GITNES PC
71041994141047341594 16	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	P.O. BOX 245022 MILWAUKEE WI 53224	C/O GUARANTY BANK FSB ATTN: DOC CONTROL
71041994141047341617 17	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	P.O. BOX 2026	FLINT MI 48501-2026
71041994141047341655 18	URSULA ELLEN SPORRER-CAIN	24551 HWY 140 E	DAIRY OR 97525
71041994141047341723 19	URSULA ELLEN SPORRER-CAIN	79 WASHINGTON STREET	KLAMATH FALLS OR 97601
71041994141047341815 20	STATE OF OREGON DIVISION OF CHILD SUPPOR	PO BOX 14506	SALEM OR 97309
71041994141047341839 21	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	3300 SW 34TH AVENUE, SUITE 101	Ocala FL 34474
71041994141047341853 22	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	4000 WEST BROWN DEER ROAD BROWN DEER WI 53209	C/O GUARANTY BANK FSB ATTN: ESCROW DEPT
71041994141047341907 23	MITCHELL DEAN CAIN	24551 HIGHWAY 140 EAST	DAIRY OR 97525
71041994141047341945 24	MITCHELL DEAN CAIN	635 MAIN ST KLAMATH FALLS OR 97601	C/O RICARHD GARBUETT OSB#74109
71041994141047341976 25	MITCHELL D CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601
71041994141047342003 26	URSULA E CAIN	1937 LANCASTER AVE	KLAMATH FALLS OR 97601

Department of Defense Manpower Data Center

Mar-23-2010 07:38:50



Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
CAIN	MITCHELL	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq. as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.
Report ID:JV8HRM4TIF

Department of Defense Manpower Data Center

Mar-23-2010 07:39:19



Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
CAIN	URSULA	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL <http://www.defenselink.mil/faq/pis/PC09SLDR.html>. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

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More information on "Active Duty Status"

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Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.

Report ID:1AIQAOMFG0

Klamath County, Oregon
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, beneficiary
MITCHELL D CAIN & URSULA E CAIN, grantor
CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee
TS # 1270168-09
REF # 304471

AFFIDAVIT OF SERVICE

I hereby certify that I am a competent person 18 years of age or older and meet the requirements in the state of service, am not the beneficiary of the trustee named in the original trustee's Notice of Sale, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I further certify that service was made of the foregoing TRUSTEE'S NOTICE OF SALE; NOTICE TO TENANTS upon an OCCUPANT of 1937 LANCASTER AVE, Klamath Falls, OR 97601, with copy(ies), as follows:

1st attempt: (date) 3/23/10 (time) 3:13 pm () Posted ☒ Served

2nd attempt: (date) _____ (time) _____ () Posted () Served

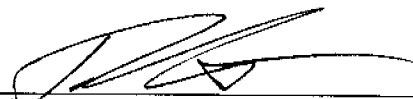
3rd attempt: (date) _____ (time) _____ () Posted () Served

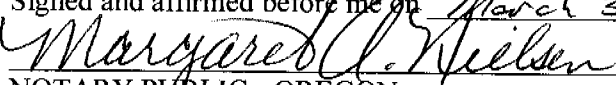
Posted on the property in a secure manner, in a conspicuous place, to wit: _____

Served upon an adult occupant by delivering a copy

☒ Personally to (name) R.P. Madison

☒ Substituted to (name) Faith Madison


(signature) _____
ROBERT W. BOLENBAUGH
(print name) _____

STATE OF OREGON, County of Klamath
Signed and affirmed before me on March 30, 2010

(SEAL)
NOTARY PUBLIC - OREGON

CLIENT: RELIABLE POSTING & PUBLISHING REF # 304471
IPS# 61666



INTERSTATE PROCESS SERVING, INC.*PO Box 80815, Portland OR 97280* 503/452-7179

member of
Oregon Association of Process Servers
National Association of Professional Process Servers
Washington State Process Servers Association

304471

Klamath County, Oregon

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, beneficiary

MITCHELL D CAIN & URSULA E CAIN, grantor

CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee

TS # 1270168-09

REF # 304471

AFFIDAVIT OF MAILING

NOTICE OF SUBSTITUTED SERVICE

to: FAITH MADISON
1937 LANCASTER AVE
Klamath Falls OR 97601

You are hereby notified that you have been served with a TRUSTEE'S NOTICE OF SALE; NOTICE TO TENANTS (hereafter called documents), a true copy is attached and enclosed. SUBSTITUTED SERVICE was made on **03/23/2010**, at **3:13 PM** by leaving a true copy of said documents with **R.P.MADISON**, who is a person of suitable age and a member of your household, to-wit: **1937 LANCASTER AVE, Klamath Falls, OR 97601**.

IPS# 61666

AFFIDAVIT OF MAILING

I certify that:

I mailed a Notice of Service, a complete copy of which appears above, together with a true copy of the documents referred to therein and attached thereto, to the person and to the address first appearing above.

The Notice set forth above, and true copies of the said documents were placed in a sealed envelope with first class postage thereon fully prepaid and deposited with the United States Post Office on **03/29/2010**, addressed as aforesaid.

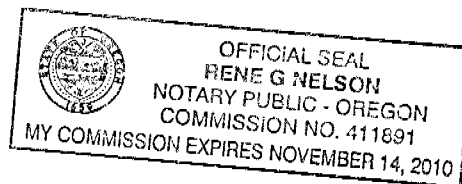
Gloria Carter

STATE OF OREGON, County of Multnomah.

Signed and attested before me on March 29, 2010 by Gloria Carter.

[Signature] (SEAL)

NOTARY PUBLIC - OREGON



CLIENT: RELIABLE POSTING & PUBLISHING REF # 304471
IPS# 61666

INTERSTATE PROCESS SERVING INC * P.O. Box 80815, Portland OR 97280 * 503/452-7179

304471

TRUSTEE'S NOTICE OF SALE

I CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

Loan No: XXXXXX9985
T.S. No: 1270168-09

BY Tammy Land

Reference is made to that certain deed made by
MITCHELL D CAIN, URSULA E CAIN as Grantor to
REGIONAL TRUSTEE SERVICES CORP., as Trustee, in favor of

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR GN
MORTGAGE, LLC., A WISCONSIN LIMITED LIABILITY COMPANY as Beneficiary,

dated August 02, 2005, recorded August 08, 2005, in official records of KLAMATH County, OREGON
in book/reel/volume No. XX at
page No. XX, fee/file/instrument/microfilm/reception No. MO5-61429 covering the following described
real property situated in the said County and State, to-wit:

LOTS 22, 23 AND 24, BLOCK 21, SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

1937 LANCASTER AVE KLAMATH FALLS OR 97601

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:
Failure to pay the monthly payment due December 1, 2009 of principal, interest and impounds and
subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by
beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,077.20 Monthly Late Charge \$42.31

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 following, to-wit; The sum of \$159,302.10 together with
interest thereon at the rate of 6.375% per annum, from November 01, 2009 until paid; plus all accrued late
charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary
pursuant to the terms and conditions of the said deed of trust.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX9985
T.S. No: 1270168-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on July 23, 2010 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at
AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

City of KLAMATH FALLS, 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 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 expense 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.

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" includes their respective successors in interest, if any.

Dated: March 17, 2010

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: Tammy Gaud

Loan No: XXXXXX9985

T.S. No: 1270168-09

NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is June 23, 2010, the name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice: If you have a low income and meet federal poverty guide-lines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

OREGON STATE BAR
16037 SW Upper Boones Ferry Road
Tigard, Oregon 97224
(503) 620-0222
(800) 452-8260
<http://www.osbar.org>

Directory of Legal Aid Programs:
<http://www.oregonlawhelp.org>

Klamath County, Oregon
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, beneficiary
MITCHELL D CAIN & URSULA E CAIN, grantor
CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee
TS # 1270168-09
REF # 304471

AFFIDAVIT OF SERVICE

I hereby certify that I am a competent person 18 years of age or older and meet the requirements in the state of service, am not the beneficiary of the trustee named in the original trustee's Notice of Sale, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I further certify that service was made of the foregoing TRUSTEE'S NOTICE OF SALE; NOTICE TO TENANTS upon an OCCUPANT of 1947 LANCASTER AVE, Klamath Falls, OR 97601, with copy(ies), as follows:

1st attempt: (date) 3/23/10 (time) 3:17 pm ☒ Posted () Served

2nd attempt: (date) 3/25/10 (time) 4:05 pm ☒ Posted () Served

3rd attempt: (date) 3/29/10 (time) 8:54 am () Posted ☒ Served

Posted on the property in a secure manner, in a conspicuous place, to wit: pasted to front door

Served upon an adult occupant by delivering a copy

☒ Personally to (name) Chantell Kelly

☒ Substituted to (name) Dustin Kelly

(signature) [Signature]
(print name) ROBERT W. BOLENBAUGH

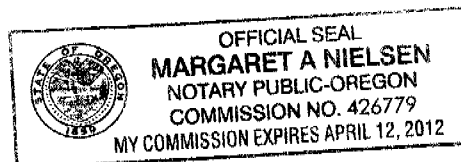
STATE OF OREGON, County of Klamath

Signed and affirmed before me on March 30, 2010

(SEAL)

Margaret A. Nielsen
NOTARY PUBLIC - OREGON

CLIENT: RELIABLE POSTING & PUBLISHING REF # 304471
IPS# 61897



INTERSTATE PROCESS SERVING, INC.*PO Box 80815, Portland OR 97280* 503/452-7179

member of
Oregon Association of Process Servers
National Association of Professional Process Servers
Washington State Process Servers Association

304471

Klamath County, Oregon
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, beneficiary
MITCHELL D CAIN & URSULA E CAIN, grantor
CAL-WESTERN RECONVEYANCE CORPORATION, trustee/successor trustee
TS # 1270168-09
REF # 304471

AFFIDAVIT OF MAILING

NOTICE OF SUBSTITUTED SERVICE

to: DUSTIN KELLY
1947 LANCASTER AVE
Klamath Falls OR 97601

You are hereby notified that you have been served with a TRUSTEE'S NOTICE OF SALE;
NOTICE TO TENANTS (hereafter called documents), a true copy is attached and enclosed.
SUBSTITUTED SERVICE was made on **03/29/2010**, at **8:54 AM** by leaving a true copy of said
documents with **CHANTELL KELLY**, who is a person of suitable age and a member of your
household, to-wit: **1947 LANCASTER AVE, Klamath Falls, OR 97601**.

IPS# 61897

AFFIDAVIT OF MAILING

I certify that:

I mailed a Notice of Service, a complete copy of which appears above, together with a true copy
of the documents referred to therein and attached thereto, to the person and to the address first
appearing above.

The Notice set forth above, and true copies of the said documents were placed in a sealed
envelope with first class postage thereon fully prepaid and deposited with the United States Post
Office on **03/29/2010**, addressed as aforesaid.

Gloria Carter

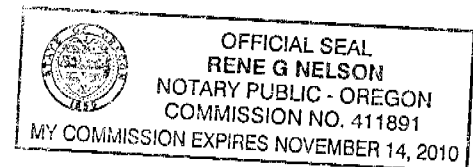
STATE OF OREGON, County of Multnomah.

Signed and attested before me on March 29, 2010 by Gloria Carter.

[Signature]

(SEAL)

NOTARY PUBLIC - OREGON



CLIENT: RELIABLE POSTING & PUBLISHING REF # 304471
IPS# 61897

INTERSTATE PROCESS SERVING INC * P.O. Box 80815, Portland OR 97280 * 503/452-7179

304471

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX9985
T.S. No: 1270168-09

I CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

BY Tammy Land

Reference is made to that certain deed made by
MITCHELL D CAIN, URSULA E CAIN as Grantor to
REGIONAL TRUSTEE SERVICES CORP., as Trustee, in favor of

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR GN
MORTGAGE, LLC., A WISCONSIN LIMITED LIABILITY COMPANY as Beneficiary,

dated August 02, 2005, recorded August 08, 2005, in official records of KLAMATH County, OREGON
in book/reel/volume No. XX at
page No. XX, fee/file/instrument/microfilm/reception No. MO5-61429 covering the following described
real property situated in the said County and State, to-wit:

LOTS 22, 23 AND 24, BLOCK 21, SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

1937 LANCASTER AVE KLAMATH FALLS OR 97601

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:
Failure to pay the monthly payment due December 1, 2009 of principal, interest and impounds and
subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by
beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$1,077.20 Monthly Late Charge \$42.31

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 following, to-wit; The sum of \$159,302.10 together with
interest thereon at the rate of 6.375% per annum, from November 01, 2009 until paid; plus all accrued late
charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary
pursuant to the terms and conditions of the said deed of trust.

TRUSTEE'S NOTICE OF SALE

Loan No: XXXXXX9985

T.S. No: 1270168-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on July 23, 2010 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at
AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE
316 MAIN STREET

City of KLAMATH FALLS, 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 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 expense 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.

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" includes their respective successors in interest, if any.

Dated: March 17, 2010

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By: Tammy Gaud

Loan No: XXXXXX9985

T.S. No: 1270168-09

NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is June 23, 2010, the name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice: If you have a low income and meet federal poverty guide-lines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

OREGON STATE BAR
16037 SW Upper Boones Ferry Road
Tigard, Oregon 97224
(503) 620-0222
(800) 452-8260
<http://www.osbar.org>

Directory of Legal Aid Programs:
<http://www.oregonlawhelp.org>

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 # 12166

Trustee's Notice of Sale

Cain

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:

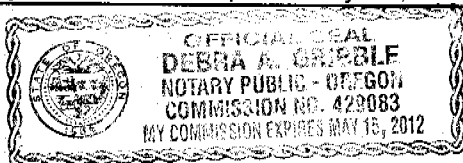
April 13, 20, 27, May 4, 2010

Total Cost: \$1,274.09

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: May 4, 2010

Debra A Gubbe
Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE Loan No: xxxxxx9985 T.S. No.: 1270168-09.

Reference is made to that certain deed made by Mitchell D Cain, Ursula E Cain, as Grantor to Regional Trustee Services Corp., as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., ("mers") As Nominee For GN Mortgage, LLC., A Wisconsin Limited Liability Company, as Beneficiary, dated August 02, 2005, recorded August 08, 2005, in official records of Klamath, Oregon in book/reel/volume No. xx at page No. xx, fee/file/Instrument/microfilm/reception No. mo5-61429 covering the following described real property situated in said County and State, to-wit: **Lots 22, 23 and 24, block 21, second addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon. Commonly known as 1837 Lancaster Ave, Klamath Falls OR 97601.**

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: Failure to pay the monthly payment due December 1, 2009 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment \$1,077.20 Monthly Late Charge \$42.31.

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 \$159,302.10 together with interest thereon at 6.375% per annum from November 01, 2009 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of the said deed of trust. Whereof, notice hereby is given that Cal Western Reconveyance Corporation the undersigned trustee will on **July 23, 2010** at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, At the Main Street entrance to Klamath County Courthouse 316 Main Street City of Klamath Falls, 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 expense 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.

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" includes their respective successors in interest, if any. Dated: March 17, 2010. **NOTICE TO TENANTS:** If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement. If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale. If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out. To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee ~~other written evidence of the existence of the rental agreement~~. The date that is 30 days before the date of the sale is June 23, 2010, the name of the trustee and the trustee's mailing address are listed on this notice. Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law. You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so. If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guide-lines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice. OREGON STATE BAR 16037 SW Upper Boones Ferry Road Tigard, Oregon 97224 (503) 620-0222 (800) 452-8260 <http://www.osbar.org> Directory of Legal Aid Programs: <http://www.oregonlawhelp.org> Cal-Western Reconveyance Corporation 525 East Main Street P.O. Box 22004 El Cajon Ca 92022-9004 Cal-Western Reconveyance Corporation. Signature/By: Tammy Laird R-304471 04/13/10, 04/20, 04/27, 05/04. #12166 April 13, 20, 27, May 04, 2010.

Affidavit of Compliance with SB 628 of 2009 and HB 3610 of 2010

Loan No: 0031379985

TS#: 1270168-09

Borrower name(s): MITCHELL D CAIN, URSULA E CAIN

Property Address: 1937 LANCASTER AVE
KLAMATH FALLS OR 97601

The undersigned beneficiary or authorized agent for the beneficiary hereby represents and declares under the penalty of perjury that a person with authority to modify Borrower s loan took the following action prior to the foreclosure sale (select all that apply):

- ☒ No request for a meeting or loan modification was received from the Borrower.
- ☐ The Borrower requested a meeting by telephone or in person within 30 days of the date the Trustee signed the notice and sent the Loan Modification Request Form. The beneficiary or beneficiary's authorized agent contacted the Borrower by the methods requested by the Borrower within 45 days of receiving the loan modification request, but the Borrower did not respond within 7 days of contact.
- ☐ The Borrower requested a meeting by telephone or in person within 30 days of the date the Trustee signed the notice and sent the Loan Modification Request Form. The beneficiary or beneficiary's authorized agent contacted the Borrower by phone or in person and met with the Borrower prior to making a decision on loan modification.
- ☐ The Borrower requested a loan modification within 30 days of the date the Trustee signed the notice and sent the Loan Modification Request Form. The loan modification request was evaluated in good faith within 45 days of receipt. **After considering the most current financial information the Borrower provided**, the beneficiary or beneficiary s agent determined that Borrower is ineligible for a loan modification. The Borrower was provided with a written notification that the Borrower is ineligible for a loan modification that included either (a) an explanation of how the beneficiary or the beneficiary s agent calculated that the Borrower was not eligible for a loan modification; or (b) the information specified for a borrower notice in Supplemental Directive 09-08 issued by the United States Department of the Treasury under the Helping Families Save Their Homes Act of 2009.
- ☐ The Borrower requested a loan modification within 30 days of the date the Trustee signed the notice and sent the Loan Modification Request Form. The loan modification request was evaluated in good faith within 45 days of receipt, and the loan modification was denied. The Borrower was provided with a written notification that the Borrower is ineligible for a loan modification that included either (a) an explanation of how the beneficiary or the beneficiary s agent calculated that the Borrower was not eligible for a loan modification; or (b) the information specified for a borrower notice in Supplemental Directive 09-08 issued by the United States Department of the Treasury under the Helping Families Save Their Homes Act of 2009.
- ☐ The Borrower requested a loan modification within 30 days of the date the Trustee signed the notice and sent the Loan Modification Request Form. The loan modification request was evaluated in good faith within 45 days of receipt, but Borrower failed to provide information as required.

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- [] A loan modification was entered, but Borrower failed to comply with its terms.
- [] The Borrower requested a loan modification, but did not send the Loan Modification Request Form. The beneficiary or beneficiary's authorized agent contacted the Borrower by the methods requested by the Borrower, but the Borrower did not respond within 7 days of contact.
- [] The Borrower requested a loan modification, **but did not send the Loan Modification Request Form**. The loan modification request was evaluated in good faith. After considering the most current financial information the Borrower provided, the beneficiary or beneficiary's agent determined that Borrower is ineligible for a loan modification. The Borrower was provided with a written notification that the Borrower is ineligible for a loan modification that included a description of the basis for the beneficiary's determination and an explanation of the reasons why the Borrower was not eligible.
- [] The Borrower requested a loan modification, but did not send the Loan Modification Request Form. The loan modification request was evaluated, but Borrower failed to provide information as required.

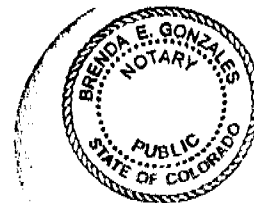
DATED: 05.28.2010

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR GN MORTGAGE, LLC., A WISCONSIN LIMITED LIABILITY COMPANY

[Signature]
Vice President
STATE OF Colorado
COUNTY OF Douglas

SUBSCRIBED AND SWORN to me this 28 day of May, 20 10

[Signature]
Notary Public



My Commission Expires
Sep 11, 2013