

2010-011320

Klamath County, Oregon



09/24/2010 10:28:55 AM

Fee: \$62.00

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 67678

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT:

Affidavit of Mailing /Copy of Trustees Notice of Sale

Affidavit of Publication

Affidavit of Compliance

ORIGINAL GRANTOR ON TRUST DEED:

Jon L. Crawford and Teresa L. Paulin

ORIGINAL BENEFICIARY ON TRUST DEED:

Jerry and Delores Niemeyer, as joint tenants with rights of survivorship

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

ATE 62

Grantor:
JON L. CRAWFORD and THERESA L. PAULIN

Trustee:
LAWYERS TITLE INSURANCE COMPANY

After recording return to: Eric Lee Niemeyer, Attorney at Law
601 Willamette Ave
Medford, OR 97504

AFFIDAVIT OF MAILING: TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL, NOTICE OF DANGER OF LOSING PROPERTY, LOAN MODIFICATION FORM, and AFFIDAVIT OF NON-OCCUPANCY

STATE OF Oregon)
County of Jackson) ss.

I, Eric Lee Niemeyer, being duly sworn, depose, and say that I am a resident of the State of Oregon, a competent person over the age of eighteen years, and not a party named in the notice of default and election to sell (Default Notice) or the trust deed described in the Default Notice. Regarding the above named Grantor listed in Default Notice, **I gave Default Notice, notice of danger of losing property, loan modification form (Documents) by mailing certified copies of Documents**, with postage prepaid, by first class and certified mail with return receipt requested on the date and place below to each of the persons named below (or their legal representatives, where so indicated). These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a junior lien or interest; and (d) any person requesting notice as set forth in ORS 86.375. As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.

Date Mailed: 5/3-10

Place Mailed From: Mail Post Office Medford, Oregon

Persons who I mailed Documents to:

Jon L. Crawford (Grantor)
Theresa L Paulin (Grantor)
221 North Central Ave #234
Medford, OR 97501

Jon L. Crawford (Grantor)
Theresa L Paulin (Grantor)
14 Robinwood Place
Newport, KY 41071

I also hereby say the property described below is vacant and not occupied with any structure where occupants could live.

The Northwesterly 55 feet of lots 1 and 2. Block 19. FIRST ADDITION TO THE CITY OF KLAMATH FALLS.

IN WITNESS WHEREOF, Eric Lee Niemeyer voluntarily signs this instrument.

Signed: _____

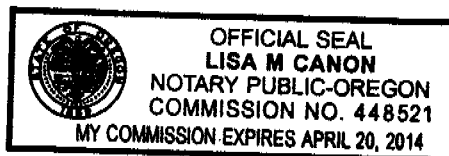
Eric Lee Niemeyer signed and acknowledged this instrument before me on,

DATE: 9-17-10

Signed: Lisa Canon

Notary Public for Oregon

My Commission Expires: 4-20-14



Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Heidi Wright, Publisher,
being first duly sworn, depose and say
that I am 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 # 12619

Trustee's Notice of Sale

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:

August 18, 25, September 1, 8, 2010

Total Cost: \$294.03

Subscribed and sworn by Heidi Wright
before me on: September 8, 2010

Notary Public of Oregon

My commission expires May 15, 2012

TRUSTEE'S NOTICE OF SALE

On September 30, 2010 at 1:00 p.m at the front steps of Klamath County Circuit Court located at: 316 Main Street, Klamath Falls, OR, the Trustee will sell to the highest bidder for cash their interest (trust deed dated 12-04-06, recorded on 12-07-06, as instrument No. 2006-24259 in the records of Klamath County, OR) in property described as the Northwesterly 55 feet of lots 1 and 2, Block 19, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, OR, CODE 001 MAP 3809-029CD TL 03900 KEY #368578. The Grantor's default which prompted the sale is monthly payments of \$280.00, interest only payments due on May 6, 2007 until paid, late penalty charges in the amount of \$14.00 per month if not paid within 15 days of due date and the principal sum of \$28,000.00, due on December 6, 2007 for a total of \$38,864 as of May 13, 2010, plus title expense, costs, trustee's fees and attorney's fees incurred herein because of said default. Contact Trustee with any questions as follows: Eric Lee Niemeyer, Attorney at Law, 541-840-2840. #12619 August 18, 25, September 1, 8, 2010.

