

1st 1612652

2011-005769

Klamath County, Oregon

RECORDING COVER SHEET

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



00101582201100057690220225

05/10/2011 01:55:03 PM

Fee: \$162.00

After Recording Return To:

**First American Title Insurance Company
National Default Services – TSG
3 First American Way
Santa Ana, CA 92707**

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

Affidavit of Mailing

Notice to Tenants

Affidavit of Posting

Trustee's Notice of Sale

Affidavit of Compliance

Affidavit of Publication

2. Direct Party (Grantor):

First American Title Insurance Company

3. Indirect Party (Beneficiary):

Christopher Molineaux

4. True and Actual Consideration Paid:

N/A

5. Legal Description:

N/A

6. Deed Reference:

N/A

8



Walz Affidavit #: 1822895

AFFIDAVIT OF MAILING

CitiMortgage/CR Title

Date: 09/01/2010

Ref. No.: T10-65849-OR

MailbatchID: 308295

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

4512458
1612652

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of CitiMortgage/CR Title; is not a party to the within action; and that on September 01, 2010, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

x Emily Delgado
Affiant Emily Salgado

ORNOS_FLAT
7113 8257 1474 5498 6420
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6437
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6444
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6451
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6468
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603-8320

ORNOS_FLAT
7113 8257 1474 5498 6475
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
5505 NORTH HILLS DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6482
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6499
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6505
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7113 8257 1474 5498 6512
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
7113 8257 1474 5498 6529
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
7113 8257 1474 5498 6536
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

AFFIDAVIT OF MAILING

CitiMortgage/CR Title

Date: 09/01/2010

Ref. No.: T10-65849-OR

MailbatchID: 308295

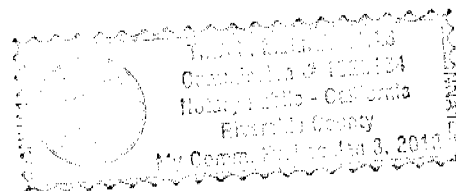
ORNOS_FLAT
7113 8257 1474 5498 6543
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

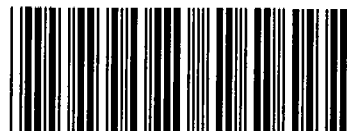
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 8 day of Sept (month),
2010 (year), by Emily Salgado, proved to me on the basis of satisfactory evidence to be the
person who appeared before me.

 (Signature of Notary)

(Seal of Notary)





Walz Affidavit #: 1823004

AFFIDAVIT OF MAILING

CitiMortgage/CR Title

Date: 09/01/2010

Ref. No.: T10-65849-OR

MailbatchID: 308312

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of CitiMortgage/CR Title; is not a party to the within action; and that on September 01, 2010, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent First Class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

x Emily Salgado
Affiant Emily Salgado

ORNOS_FLAT
2239273600
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273601
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273602
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273603
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273604
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603-8320

ORNOS_FLAT
2239273605
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
5505 NORTH HILLS DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273606
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273607
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273608
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2239273609
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
2239273610
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
2239273611
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954



Walz Affidavit #: 2165454

AFFIDAVIT OF MAILING

CitiMortgage/CR Title

Date: 02/10/2011

Ref. No.: T10-65849-OR

MailbatchID: 334598

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of CitiMortgage/CR Title; is not a party to the within action; and that on February 10, 2011, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent First Class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

x

Affiant Emily Salgado

ORNOS_FLAT
2246779937
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779938
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779939
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779940
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779941
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603-8320

ORNOS_FLAT
2246779942
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
5505 NORTH HILLS DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779943
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779944
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779945
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
2246779946
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
2246779947
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
2246779948
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

AFFIDAVIT OF MAILING

CitiMortgage/CR Title

Date: 02/10/2011

Ref. No.: T10-65849-OR

MailbatchID: 334598

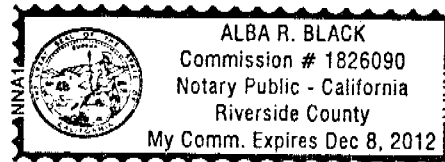
ORNOS_FLAT
2246779949
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 16 day of Feb (month),
2011 (year), by Emily Salgado, proved to me on the basis of satisfactory evidence to be the
person who appeared before me.

Alba R. Black (Signature of Notary)

(Seal of Notary)





Walz Affidavit #: 2165556

AFFIDAVIT OF MAILING

CitiMortgage/CR Title

Date: 02/10/2011

Ref. No.: T10-65849-OR

MailbatchID: 334609

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of CitiMortgage/CR Title; is not a party to the within action; and that on February 10, 2011, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

I declare under penalty of perjury that the foregoing is true and correct.

x *Emily Salgado*
Affiant Emily Salgado

ORNOS_FLAT
7196 9006 9295 0037 0890
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0906
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0913
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0920
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DR
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0937
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
4747 SUMAC AVE
KLAMATH FALLS, OR 97603-8320

ORNOS_FLAT
7196 9006 9295 0037 0944
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
5505 NORTH HILLS DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0951
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0968
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0975
REF #: T10-65849-OR
CHRISTOPHER MOLINEAUX
1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

ORNOS_FLAT
7196 9006 9295 0037 0982
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
7196 9006 9295 0037 0999
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

ORNOS_FLAT
7196 9006 9295 0037 1002
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

AFFIDAVIT OF MAILING

CitiMortgage/CR Title

Date: 02/10/2011

Ref. No.: T10-65849-OR

MailbatchID: 334609

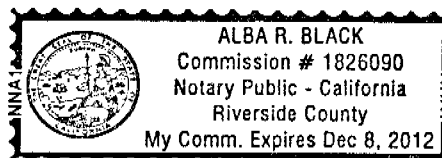
ORNOS_FLAT
7196 9006 9295 0037 1019
REF #: T10-65849-OR
Christopher Molineaux
5475 Glenridge Way
Klamath Falls, OR 97603-3954

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 16 day of Feb (month),
2011 (year), by Emily Salgado, proved to me on the basis of satisfactory evidence to be the
person who appeared before me.

Alba R. Black (Signature of Notary)

(Seal of Notary)



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

FIRST AMERICAN TITLE INSURANCE
COMPANY
C/O CR TITLE SERVICES, INC.
P.O. BOX 16128
TUCSON, AZ 85732-6128
866-702-9658

TRUSTEE'S NOTICE OF SALE

T.S. No.: T10-65849-OR

Reference is made to that certain deed made by, CHRISTOPHER MOLINEAUX as Grantor to ASPEN TITLE & ESCROW, INC, as trustee, in favor of "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 03-19-2009, recorded 03-27-2009, in official records of KLAMATH County, Oregon in book/reel/volume No. at page No. , fee/file/instrument/microfile/reception No. 2009-004388 (indicated which), covering the following described real property situated in said County and State, to-wit:

APN: R503841

LOT 15 AND THE NORTH 15 FEET OF LOT 16 OF BLOCK 11 FOURTH ADDITION TO WINEMA GARDENS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY OREGON.

Commonly known as:

1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603

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:

INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 11/01/2009 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE.

Monthly Payment \$1,278.07

Monthly Late Charge \$44.59

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 \$209,077.48 together with interest thereon at the rate of 4.875% per annum from 10-01-2009 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on **01-03-2011** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR 97601** County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest

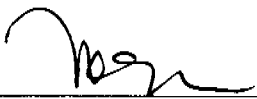
which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

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

For sales information, please contact AGENCY SALES AND POSTING at WWW.FIDELITYASAP.COM or 714-730-2727

Dated: August 17, 2010

FIRST AMERICAN TITLE INSURANCE COMPANY
AS TRUSTEE
C/O CR TITLE SERVICES INC.
P.O. Box 16128
Tucson, AZ 85732-6128
PHONE NUMBER 866-702-9658
REINSTATEMENT LINE 866-272-4749




MARIA DELATORRE, ASST SEC

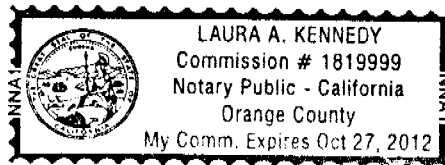
State of CALIFORNIA } ss
County of ORANGE }

On August 17, 2010 before me, Laura A. Kennedy Notary Public, personally appeared MARIA DE LA TORRE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)
Laura A. Kennedy Notary Public



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.

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, 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, you must give the trustee a copy of the rental agreement. If you do not 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 of the sale is 04-18-2011. 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 guidelines, 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

Mailing Address – P.O. Box 231935
Tigard, OR 97281-1935
Phone Number – (800) 452-8260
Fax Number – (503) 684-1366
e-mail – info@osbar.org

Trustee – CR Title Services, Inc.

Mailing Address – 9072 South Rita Road
Tucson, AZ 85747

Legal Aid Services of Oregon

LASO Multnomah County Office
921 SW Washington Street, Suite 500
Portland, OR 97205
(503) 224-4086 or 1-888-610-8764



**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 1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603, 1732 & 1736 DAWN DRIVE KLAMATH FALLS, OR 97603.

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 08-17-2010 to bring your mortgage loan current was \$15,528.50. 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 877-576-0472 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: CITIMORTGAGE INC., C/O CR TITLE SERVICES 1000 TECHNOLOGY DRIVE, MS-314, O'FALLON, MO 63368-2240.

**THIS IS WHEN AND WHERE
YOUR PROPERTY WILL BE SOLD
IF YOU DO NOT TAKE ACTION:**

Date and time: 01-03-2011, at 10:00 AM

Place: ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF
KLAMATH FALLS, COUNTY OF KLAMATH, OR 97601

**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 anytime before the sale.
3. You can call CITIMORTGAGE INC. at 877-576-0472 to find out if your lender is willing to 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. If you need help finding 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: www.osbar.org/public/ris/ris.html. 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>

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.


T10-65849-OR

DATED: August 17, 2010

Trustee name: First American Title Insurance Company, as trustee
c/o CR Title Services Inc.

Trustee phone number: 866-702-9658

Trustee signature:



MARIA DELATORRE, ASST SEC

T10-65849-OR

**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 1732 & 1736 DAWN DRIVE
KLAMATH FALLS, OR 97603, 1732 & 1736 DAWN DRIVE KLAMATH FALLS, OR 97603.

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 02-08-2011 to bring your mortgage loan current was \$16,675.77. 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 877-576-0472 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: CITIMORTGAGE INC., C/O CR TITLE SERVICES 1000 TECHNOLOGY DRIVE, MS-314, O'FALLON, MO 63368-2240.

**THIS IS WHEN AND WHERE
YOUR PROPERTY WILL BE SOLD
IF YOU DO NOT TAKE ACTION:**

Date and time: 04-18-2011, at 10:00 AM

Place: ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF
KLAMATH FALLS, COUNTY OF KLAMATH, OR 97601

**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 anytime before the sale.
3. You can call CITIMORTGAGE INC. at 877-576-0472 to find out if your lender is willing to 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. If you need help finding 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: www.osbar.org/public/ris/ris.html. 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-

T10-65849-OR

751-6912. 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: <http://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 3-10-11, WHICH IS 30 DAYS AFTER THE DATE SHOWN BELOW.

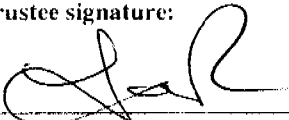
WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED: February 08, 2011

Trustee name: First American Title Insurance Company, as trustee
c/o CR Title Services Inc.

Trustee phone number: 866-702-9658

Trustee signature:

A handwritten signature in black ink, appearing to read 'J. Davis', is written over a horizontal line.

JAMES M. DAVIS, ASST SEC

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

Loan No: 1120673269

TS#: T10-65849-OR

Borrower name(s): CHRISTOPHER MOLINEAUX

Property Address: 1732 & 1736 DAWN DRIVE , KLAMATH FALLS, OR 97603

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):

- ☒ [x] 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, dated 2-8-2011. 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.
- ☐ [] 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: 4/29/11

Lisa Lee Mays

Document Control Officer

STATE OF Missouri
COUNTY OF St. Charles

SUBSCRIBED AND SWORN to me this 29th day of April 2011


Notary Public



S. L. MIGHALIK
My Commission Expires
May 12, 2012
St. Charles County
Commission #08391008

T1065849OR / MOLINEAUX
ASAP# 3706049

CRTS

AFFIDAVIT OF POSTING

STATE OF OREGON

County of Klamath

ss.

I, Robert Bolenbaugh, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale; Notice of Default and Election to Sell upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an OCCUPANT at the following "Property Address":

1736 Dawn Drive
Klamath Falls, OR 97603

As follows:

On 08/25/2010 at 1:58 PM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

On 08/27/2010 at 3:30 PM, I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

On 08/30/2010 at 2:41 PM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

I declare under the penalty of perjury that the above statement is true and correct.

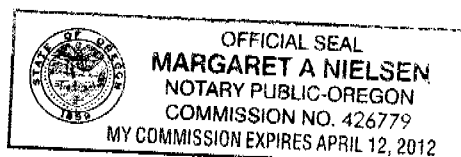
SUBSCRIBED AND SWORN BEFORE ME
this 3rd day of Sept, 2010
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

Robert Bolenbaugh
Robert Bolenbaugh
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



248488



AFFIDAVIT OF MAILING

STATE OF OREGON

County of Multnomah

ss.

I, Brandy Socha, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On August 31, 2010, I mailed a copy of the Trustee's Notice of Sale; Notice of Default and Election to Sell, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.750(1)(b)(C).

The envelope was addressed as follows:

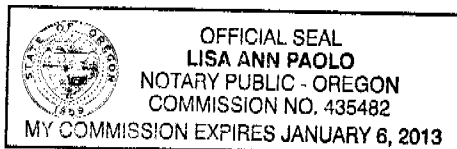
**OCCUPANT
1736 Dawn Drive
Klamath Falls, OR 97603**

This mailing completes service upon an occupant at the above address with an effective date of **08/25/2010** as calculated pursuant to ORS 86.750 (1)(c).

I declare under the penalty of perjury that the above statement is true and correct.

SUBSCRIBED AND SWORN BEFORE ME
this 31 day of August, 2010
by Brandy Socha.

Notary Public for Oregon



X

Brandy Socha
Nationwide Process Service, Inc.
420 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



240468

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 # 12689

Trustee's Notice of Sale

T.S. No.: T10-65849-OR

Molineaux

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:

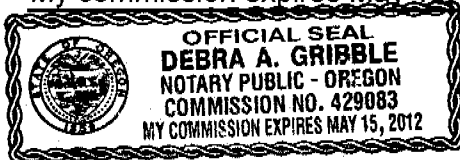
September 07, 14, 21, 28, 2010

Total Cost: \$961.71

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: September 28, 2010

Debra A Gribble
Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE T.S. No.: T10-65849-OR

Reference is made to that certain deed made by, CHRISTOPHER MOLINEAUX as Grantor to ASPEN TITLE & ESCROW, INC, as trustee, in favor of "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 03-19-2009, recorded 03-27-2009, in official records of KLAMATH County, Oregon in book/reel/volume No. at page No. fee/file/instrument/microfile/reception No. 2009-004388 (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R503841 LOT 15 AND THE NORTH 15 FEET OF LOT 16 OF BLOCK 11 FOURTH ADDITION TO WINEMA GARDENS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY OREGON. Commonly known as: 1732 & 1736 DAWN DRIVE KLAMATH FALLS, OR 97603.

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: INSTALLMENT OF PRINCIPAL AND INTEREST PLUS IMPOUNDS AND / OR ADVANCES WHICH BECAME DUE ON 11/01/2009 PLUS LATE CHARGES, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, BALLOON PAYMENTS, PLUS IMPOUNDS AND/OR ADVANCES AND LATE CHARGES THAT BECOME PAYABLE. Monthly Payment \$1,278.07 Monthly Late Charge \$44.59

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 \$209,077.48 together with interest thereon at the rate of 4.875% per annum from 10-01-2009 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that FIRST AMERICAN TITLE INSURANCE COMPANY, the undersigned trustee will on 01-03-2011 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, OR 97601 County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any. For sales information, please contact AGENCY SALES AND POSTING at WWW.FIDELITYASAP.COM or 714-730-2727 Dated: August 17, 2010 FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE C/O CR TITLE SERVICES INC. P.O. Box 16128 Tucson, AZ 85732-6128 PHONE NUMBER 866-702-9658 REINSTATEMENT LINE 866-272-4749 MARIA DELATORRE, ASST SEC ASAP# 3706049 09/07/2010, 09/14/2010, 09/21/2010, 09/28/2010, #12689 September 07, 14, 21, 28, 2010.