

1st 1695771

2011-008903

Klamath County, Oregon



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08/02/2011 03:31:08 PM

Fee: \$187.00

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.

After Recording Return To:

**T.D. Service Company
P.O. Box 11988
Santa Ana, CA 92711-1988**

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

**Affidavit of Mailing
Proof of Service**

**Affidavit of Non-Military Service
Affidavit of Publication**

2. Direct Party (Grantor):

Christopher C. Dorr, Trustee

3. Indirect Party (Beneficiary):

**Danny R. Allen
Cynthia Allen**

4. True and Actual Consideration Paid:

N/A

5. Legal Description:

N/A

6. Deed Reference:

2007-012906

5

After recording Mail to

T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988

5239693

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
AND ADDITIONAL DOCUMENTS AS ATTACHED.**

T.S. No: D525062 OR Unit Code: D Loan No: 378686882-9002/ALLEN

STATE OF CALIFORNIA, COUNTY OF ORANGE, ss:

I, Jennifer Sanchez being first duly sworn, depose, and 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 and not a party to the within action.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, attached hereto.

Said 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 of the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien of interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by CHRISTOPHER C. DORR, LLC, OSBA # 992526, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited in the United States mail at Santa Ana, CA on April 1, 2011. With respect to each person listed on the attached, one such notice was mailed with postage thereon sufficient for first-class delivery to the address indicated, and another such notice was mailed with proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

T.S. No: D525062 OR Unit Code: D Loan No: 378686882-9002/ALLEN

By: Jennifer Sanchez

STATE OF CA)

COUNTY OF Orange)SS

On 4-1-11 before me, Kym Lai a Notary Public in and for said County and State, personally appeared Jennifer Sanchez, 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 CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL

T.S.# D 525062

Date: 04/01/11

DANNY R. ALLEN
22300 & 22310 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6476
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22300 & 22310 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6483
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22300 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6490
RETURN RECEIPT REQUESTED

DANNY R. ALLEN
22300 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6506
RETURN RECEIPT REQUESTED

DANNY R. ALLEN
22310 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6513
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22310 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6520
RETURN RECEIPT REQUESTED

OCCUPANT
22300 & 22310 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6537
RETURN RECEIPT REQUESTED

OCCUPANT
22300 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6544
RETURN RECEIPT REQUESTED

OCCUPANT
22310 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6551
RETURN RECEIPT REQUESTED

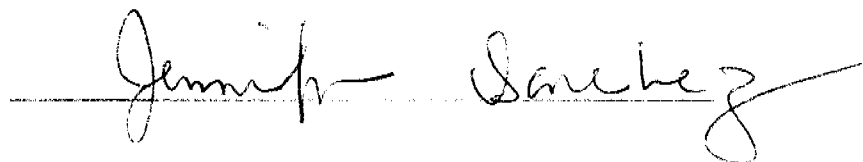
DANNY R. ALLEN
2958 HOPE STREET
KLAMATH FALLS, OR 97603

CERTIFIED 7105 2257 2920 1482 6568
RETURN RECEIPT REQUESTED

STATE OF CALIFORNIA
COUNTY OF ORANGE

The undersigned does hereby declare that he/she is over the age of 18 year and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by Certified/Registered mail, in a sealed envelope, a copy of the document which is attached to this declaration.

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



DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL

T.S.# D 525062

CYNTHIA ALLEN
2958 HOPE STREET
KLAMATH FALLS, OR 97603

Date: 04/01/11

CERTIFIED 7105 2257 2920 1482 6575
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22300 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6582
RETURN RECEIPT REQUESTED

DANNY R. ALLEN
22300 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6599
RETURN RECEIPT REQUESTED

DANNY R. ALLEN
22300 & 22310 HIGHWAY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6605
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22300 & 22310 HIGHWAY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6612
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22310 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6629
RETURN RECEIPT REQUESTED

DANNY R. ALLEN
22310 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6636
RETURN RECEIPT REQUESTED

STERLING SAVINGS BANK
540 MAIN ST
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6643
RETURN RECEIPT REQUESTED

STERLING SAVINGS BANK
C/O LOAN SUPPORT
PO BOX 2131
SPOKANE, WA 99210

CERTIFIED 7105 2257 2920 1482 6650
RETURN RECEIPT REQUESTED

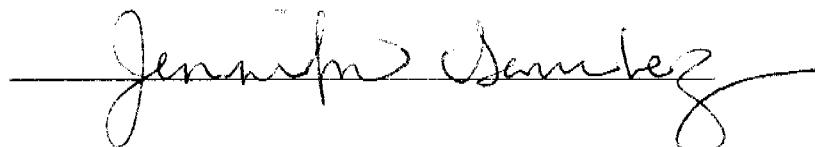
STERLING SAVINGS BANK
C/O KLAMATH FALLS COMMERCIAL BANKING CENTER
540 MAIN ST
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6667
RETURN RECEIPT REQUESTED

STATE OF CALIFORNIA
COUNTY OF ORANGE

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



DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL

T.S.# D 525062

Date: 04/01/11

RICKY DICKINSON
22300 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6674
RETURN RECEIPT REQUESTED

TAMI DICKINSON
22300 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6681
RETURN RECEIPT REQUESTED

TAMI WIERLESKE AKA
22300 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6698
RETURN RECEIPT REQUESTED

SPOUSE OF TAMI WIERLESKE AKA
22300 HWY 140 E
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6704
RETURN RECEIPT REQUESTED

RICKY DICKINSON
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6711
RETURN RECEIPT REQUESTED

TAMI DICKINSON
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6728
RETURN RECEIPT REQUESTED

TAMI WIERLESKE AKA
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6735
RETURN RECEIPT REQUESTED

SPOUSE OF TAMI WIERLESKE AKA
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6742
RETURN RECEIPT REQUESTED

STATE OF CALIFORNIA
COUNTY OF ORANGE

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



DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL

T.S.# D 525062

RICKY DICKINSON
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

Date: 04/01/11

CERTIFIED 7105 2257 2920 1482 6759
RETURN RECEIPT REQUESTED

TAMI DICKINSON
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6766
RETURN RECEIPT REQUESTED

TAMI WIERLESKE AKA
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6773
RETURN RECEIPT REQUESTED

SPOUSE OF TAMI WIERLESKE AKA
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

CERTIFIED 7105 2257 2920 1482 6780
RETURN RECEIPT REQUESTED

DANNY R. ALLEN
22310 HIGHWAY 140
DAIRY, OR 97525

CERTIFIED 7105 2257 2920 1482 6797
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22310 HIGHWAY 140
DAIRY, OR 97525

CERTIFIED 7105 2257 2920 1482 6803
RETURN RECEIPT REQUESTED

DANNY R. ALLEN
22300 HIGHWAY 140
DAIRY, OR 97525

CERTIFIED 7105 2257 2920 1482 6810
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22300 HIGHWAY 140
DAIRY, OR 97525

CERTIFIED 7105 2257 2920 1482 6827
RETURN RECEIPT REQUESTED

CYNTHIA ALLEN
22300 AND 22310 HIGHWAY 140
DAIRY, OR 97525

CERTIFIED 7105 2257 2920 1482 6834
RETURN RECEIPT REQUESTED

DANNY R. ALLEN

CERTIFIED 7105 2257 2920 1482 6841

STATE OF CALIFORNIA
COUNTY OF ORANGE

The undersigned does hereby declare that he/she is over the age of 18 year and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by Certified/Registered mail, in a sealed envelope, a copy of the document which is attached to this declaration.

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



DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL

T.S.# D 525062

22300 AND 22310 HIGHWAY 140
DAIRY, OR 97525

Date: 04/01/11

RETURN RECEIPT REQUESTED

TENANT OF THE PROPERTY
22300 & 22310 HIGHWAY 140
DAIRY, OR 97625

CERTIFIED 7105 2257 2920 1482 6858
RETURN RECEIPT REQUESTED

STATE OF CALIFORNIA
COUNTY OF ORANGE

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



AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL

T.S.# D 525062

Date: 04/01/11

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS.

The undersigned does hereby declare that he/she is over the age of 18 years and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by First Class Mail, in a sealed envelope, a copy of the Notice of Default / Notice of Trustee's Sale (Circle)

Addressed to the following:

DANNY R. ALLEN
22300 & 22310 HIGHWAY 140
DAIRY, OR 97625

CYNTHIA ALLEN
22300 & 22310 HIGHWAY 140
DAIRY, OR 97625

CYNTHIA ALLEN
22300 HIGHWAY 140
DAIRY, OR 97625

DANNY R. ALLEN
22300 HIGHWAY 140
DAIRY, OR 97625

DANNY R. ALLEN
22310 HIGHWAY 140
DAIRY, OR 97625

CYNTHIA ALLEN
22310 HIGHWAY 140
DAIRY, OR 97625

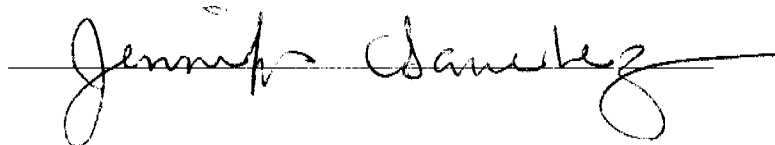
OCCUPANT
22300 & 22310 HIGHWAY 140
DAIRY, OR 97625

OCCUPANT
22300 HIGHWAY 140
DAIRY, OR 97625

OCCUPANT
22310 HIGHWAY 140
DAIRY, OR 97625

DANNY R. ALLEN
2958 HOPE STREET

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



AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL

T.S.# D 525062

Date: 04/01/11

STATE OF CALIFORNIA

COUNTY OF ORANGE

SS.

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Addressed to the following:

KLAMATH FALLS, OR 97603

CYNTHIA ALLEN
2958 HOPE STREET
KLAMATH FALLS, OR 97603

CYNTHIA ALLEN
22300 HWY 140 E
DAIRY, OR 97625

DANNY R. ALLEN
22300 HWY 140 E
DAIRY, OR 97625

DANNY R. ALLEN
22300 & 22310 HIGHWAY 140 E
DAIRY, OR 97625

CYNTHIA ALLEN
22300 & 22310 HIGHWAY 140 E
DAIRY, OR 97625

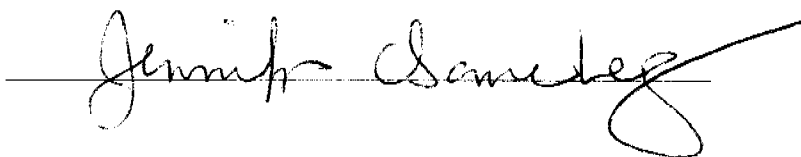
CYNTHIA ALLEN
22310 HWY 140 E
DAIRY, OR 97625

DANNY R. ALLEN
22310 HWY 140 E
DAIRY, OR 97625

STERLING SAVINGS BANK
540 MAIN ST
KLAMATH FALLS, OR 97601

STERLING SAVINGS BANK
C/O LOAN SUPPORT
PO BOX 2131
SPOKANE, WA 99210

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



AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL

T.S.# D 525062

Date: 04/01/11

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS.

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Addressed to the following:

STERLING SAVINGS BANK
C/O KLAMATH FALLS COMMERCIAL BANKING CENTER
540 MAIN ST
KLAMATH FALLS, OR 97601

RICKY DICKINSON
22300 HWY 140 E
DAIRY, OR 97625

TAMI DICKINSON
22300 HWY 140 E
DAIRY, OR 97625

TAMI WIERLESKE AKA
22300 HWY 140 E
DAIRY, OR 97625

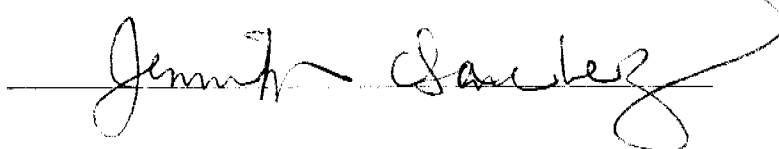
SPOUSE OF TAMI WIERLESKE AKA
22300 HWY 140 E
DAIRY, OR 97625

RICKY DICKINSON
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

TAMI DICKINSON
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

TAMI WIERLESKE AKA
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

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



AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL

T.S.# D 525062

Date: 04/01/11

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS.

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Addressed to the following:

SPOUSE OF TAMI WIERLESKE AKA
C/O ASPEN TITLE & ESCROW, INC, COLLECTION
DEPT
525 MAIN STREET
KLAMATH FALLS, OR 97601

RICKY DICKINSON
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

TAMI DICKINSON
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

TAMI WIERLESKE AKA
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

SPOUSE OF TAMI WIERLESKE AKA
C/O AMERITITLE
300 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

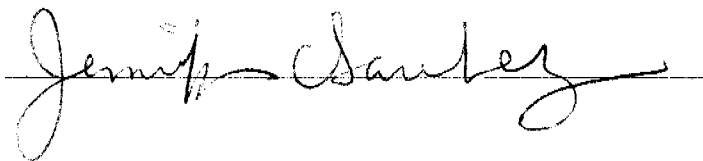
DANNY R. ALLEN
22310 HIGHWAY 140
DAIRY, OR 97525

CYNTHIA ALLEN
22310 HIGHWAY 140
DAIRY, OR 97525

DANNY R. ALLEN
22300 HIGHWAY 140
DAIRY, OR 97525

CYNTHIA ALLEN

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



AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL

T.S.# D 525062

Date: 04/01/11

STATE OF CALIFORNIA

COUNTY OF ORANGE

SS.

The undersigned does hereby declare that he/she is over the age of 18 years and that his/her business address is 1820 E. First Street, Ste# 300, Santa Ana, CA, 92705. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by First Class Mail, in a sealed envelope, a copy of the Notice of Default / Notice of Trustee's Sale (Circle)

Addressed to the following:

22300 HIGHWAY 140

DAIRY, OR 97525

CYNTHIA ALLEN

22300 AND 22310 HIGHWAY 140

DAIRY, OR 97525

DANNY R. ALLEN

22300 AND 22310 HIGHWAY 140

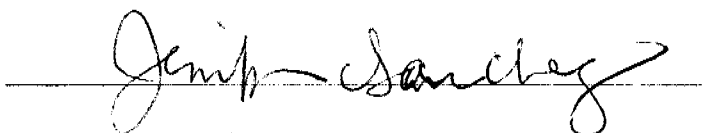
DAIRY, OR 97525

TENANT OF THE PROPERTY

22300 & 22310 HIGHWAY 140

DAIRY, OR 97625

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



RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to

T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988

Space above this line for recorder's use

OREGON TRUSTEE'S NOTICE OF SALE



T.S. No: D525062 OR Unit Code: D Loan No: 378686882-9002/ALLEN
Title #: 5239693

Reference is made to that certain Trust Deed made by DANNY R ALLEN, CYNTHIA ALLEN as **Grantor**, to BRAD WILLIAMS C/O UPF INCORPORATED, A WASHINGTON CORPORATION as **Trustee**, in favor of STERLING SAVINGS BANK as **Beneficiary**.

Dated July 18, 2007, Recorded July 20, 2007 as Instr. No. 2007-012906 in Book --- Page --- of Official Records in the office of the Recorder of KLAMATH County; OREGON
AND SAID DEED OF TRUST CONTAINS A SECURITY AGREEMENT OF EVEN DATE

covering the following described real property situated in said county and state, to wit:
SEE ATTACHED EXHIBIT A.

At the same time as the Trustee's sale the Lender/Trustee will sell at public sale the personal property described on the attached EXHIBIT B.

Both the beneficiary and the trustee have elected to sell the said real ^{and personal} property. The property will be sold to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is Grantor's failure to pay when due, the following sums:

5 PYMTS FROM 11/15/10 TO 03/15/11 @ 1,260.40	\$6,302.00
4 L/C FROM 11/26/10 TO 02/26/11 @ 63.02	\$252.08
Sub-Total of Amounts in Arrears:	\$6,554.08

Together with any default in the payment of recurring obligations as they become due.

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Trust Deed, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

The street or other common designation if any, of the real property described above is purported to be :
22300 & 22310 HIGHWAY 140, DAIRY, OR 97625

The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following, to wit: Principal \$137,595.37, together with interest as provided in the note or other instrument secured from 10/15/10, and such other costs and fees are due under the note or other instrument secured, and as are provided by statute.

WHEREFORE, notice is hereby given that the undersigned trustee will, on August 1, 2011, at the hour of 10:00 A.M. in accord with the Standard Time, as established by ORS 187.110, INSIDE THE MAIN LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET KLAMATH FALLS, County of KLAMATH, State of OREGON, (which is the date, time and place set for said sale) sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.

*** and personal property
Notice is further given that the right exists under O.R.S. 86.753, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by paying the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of in the Notice of Default, that is capable of being cured by tendering the performance required under the obligation of the Trust Deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

Page 3

T.S. No: D525062 OR Unit Code: D Loan No: 378686882-9002/ALLEN

It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check.

The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

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


We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.tacforeclosures.com/sales

DATED: MARCH 25, 2011

CHRISTOPHER C. DORR, LLC, OSBA # 992526

By 
CHRISTOPHER C. DORR, ATTORNEY AT LAW

DIRECT INQUIRIES TO:
T.D. SERVICE COMPANY
FORECLOSURE DEPARTMENT
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988
(800) 843-0260

T.S. No: D525062 OR

Loan#: 378686882-9002/ALLEN

Free legal assistance:

Oregon Law Center

Portland: (503) 473-8329

Coos Bay: 1-800-303-3638

Ontario: 1-888-250-9877

Salem: (503) 485-0696

Grants Pass: (541) 476-1058

Woodburn: 1-800-973-9003

Hillsboro: 1-877-726-4381

<http://www.oregonlawcenter.org/>

and Oregon Law Help Site (providing more information and a directory of legal aid programs)

<http://oregonlawhelp.org/OR/index.cfm>

and Oregon State Bar Lawyer Referral Service

503-684-3763 or toll-free in Oregon at 800-452-7636

<http://www.osbar.org>

<http://www.osbar.org/public/ris/ris.html#referral>

and information on federal loan modification programs at:

<http://www.makinghomeaffordable.gov/>

Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 872 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a one-half inch iron pin on the true point of beginning of this description; thence North 03° 14' East a distance of 105.31 feet to a one-half inch iron pin; thence South 47° 54' West a distance of 26.86 feet to a one-half inch iron pin on the interior corner of that tract of land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Southerly and Easterly following the Easterly and Northerly line of said highway to the true point of beginning of this description.

PARCEL 2:

A tract of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that is North 89° 41' West a distance of 872 feet and North a distance of 30 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North a distance of 148.0 feet to an iron pin in the centerline of the Horsefly Irrigation Ditch; thence North 9° 12' West 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence South 61° 23' West along the Southerly line of said highway a distance of 97.68 feet to the true point of beginning; thence South 22° 02' East a distance of 72.28 feet to an iron pin; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Northerly and Easterly following the Southerly line of the Dairy-Bonanza Highway and the Klamath Falls-Lakeview Highway to the point of beginning.

PARCEL 3:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 873 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a 1/2 inch iron pin; thence North 03° 14' East a distance of 105.31 feet to a 1/2 inch iron pin on the true point of beginning of this description; thence North 47° 54' East a distance of 63.49 feet to a 1/2 inch iron pin in the centerline of the Horsefly Irrigation Ditch, said point being in the Easterly line of that land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence North 09° 12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Southerly line of said highway to an iron pin that bears South 61° 23' West a distance of 97.68 feet from the last mentioned point; thence South 22° 02' East a distance of 72.28 feet to an iron pin (this distance is 72.78 feet by the description in said deed recorded); thence North 47° 54' East a distance of 26.86 feet to the true point of beginning of this description.

EXCEPTING THEREFROM any portion of the above described property lying within the highways right of ways.

CODE 037 MAP 3811-V34B0 TL 00900 KEY #485077
CODE 037 MAP 3811-V34B0 TL 01000 KEY #485068
CODE 037 MAP 3811-V34B0 TL 01100 KEY #485086

D525062

Exhibit "B"

Personal Property

All equipment , fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the real property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the property of the property.

T.S. Number: D525062 OR
Loan No: 378686882-9002/ALLEN

**NOTICE: Pursuant to CH 864, 2009 Oregon Laws
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:
22300 & 22310 HIGHWAY 140, DAIRY, OR 97625**

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 24, 2011** to bring your mortgage loan current was **\$7,952.54**.

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 **(800) 843-0260** 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: **T.D. SERVICE COMPANY 1820 E. FIRST ST., SUITE 210, P.O. BOX 11988, SANTA ANA, CA 92711-1988.**

THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD IF YOU DO NOT TAKE ACTION:
SALE DATE: August 1, 2011 AT 10:00 A.M. INSIDE THE MAIN LOBBY OF THE 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 anytime before the sale.
3. You can call at 509/227-0910 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 phone 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 Web site 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 509/227-0910. 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: 1-800-723-3638. Many lenders participate in new federal loan modification programs. You can obtain more information about these programs at:

<http://www.makinghomeaffordable.gov/> or 1-888-995-Hope.

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 May 3, 2011 WHICH IS AT LEAST 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 questions, talk to a lawyer or one of the organizations mentioned above before signing.

Trustee name (print): **CHRISTOPHER C. DORR, LLC, OSBA # 992526**

Trustee phone number: **(503) 334-3030**

Trustee signature  Date: MARCH 25, 2011

AFFIDAVIT OF NON-MILITARY SERVICE

Date: March 31, 2011
T.S. Number: D525062
Unit Code: D
Loan No: 378686882-9002/Allen

STATE OF Washington)
COUNTY OF Spokane)ss,

Crystal Nelson, BEING DULY SWORN, DEPOSES AND SAYS:

TO THE BEST OF OUR KNOWLEDGE:

Danny and Cynthia Allen

ARE NOT, AND NEITHER IS, IN THE MILITARY SERVICE OF THE UNITED STATES, WITHIN THE MEANING OF THE SOLDIERS' AND SAILORS' CIVIL RELIEF ACT, AS AMENDED; THAT NEITHER PERSON IS A MEMBER OF THE UNITED STATES MARINE CORPS, WOMEN'S RESERVE, OR WOMEN'S ARMY AUXILIARY CORPS OR WOMEN'S ARMY CORPS (WACS), OR WOMEN'S COAST GUARD RESERVE UNDER ORDERS TO REPORT FOR INDUCTION UNDER THE SELECTIVE TRAINING AND SERVICE ACT OF 1940, AS AMENDED, OR AS A MEMBER OF THE ENLISTED RESERVE CORPS UNDER ORDERS TO REPORT FOR MILITARY SERVICE OR AN AMERICAN CITIZEN SERVING WITH THE FORCES OF ANY NATION ALLIED WITH THE UNITED STATES IN THE PROSECUTION OF A WAR, OR IN THE FEDERAL SERVICE OR ACTIVE DUTY AS A MEMBER OF THE ARMY OF THE UNITED STATES, OR THE UNITED STATES NAVY, OR THE MARINE CORPS, OR THE COAST GUARD, OR AS AN OFFICER OF THE PUBLIC HEALTH SERVICE WITHIN THE PURVIEW OF THE SERVICE MEMBERS CIVIL RELIEF ACT OF 2003.

THAT THIS AFFIDAVIT IS MADE FOR THE PURPOSE OF INDUCING CHRISTOPHER C. DORR, LLC, OSBA #992526, AS TRUSTEE WITHOUT LEAVE OF COURT FIRST OBTAINED, TO CAUSE CERTAIN PROPERTY TO BE SOLD UNDER THE TERMS OF A DEED OF TRUST PURSUANT TO THE POWER OF SALE CONTAINED THEREIN.

DATED: 03/31/2011

BY: 

SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF March


NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

MY COMMISSION EXPIRES ON 6-17-2013



**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

I, Jeanine P. Day, Finance Director, being duly sworn,
depose and say that I am the principle 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

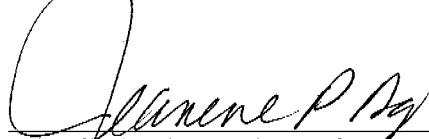
Legal#13534 SALE ALLEN
938479

a printed copy of which is hereto annexed, was published
in the entire issue of said newspaper for: 4

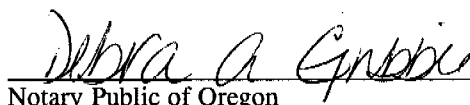
Insertion(s) in the following issues:

06/16/2011 06/23/2011 06/30/2011 07/07/2011

Total Cost:

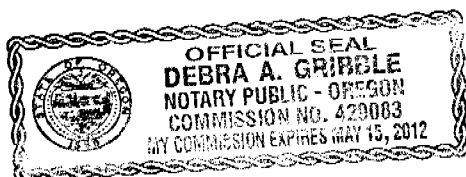


Subscribed and sworn by Jeanine P. Day before me on:
7th day of July in the year of 2011



Notary Public of Oregon

My commission expires on May 15, 2012



OREGON TRUSTEE'S NOTICE OF SALE
T.S. No: D525062 OR Unit Code: D Loan No: 37886882-9002/ALLEN
AP #1: R485077 AP #2: R485068 AP #3: R485086 Title #: 5239693

Reference is made to that certain Trust Deed made by DANNY R ALLEN, CYNTHIA ALLEN as Grantor, to BRAD WILLIAMS C/O UPF INCORPORATED, A WASHINGTON CORPORATION as Trustee, in favor of STERLING SAVINGS BANK as Beneficiary. Dated July 18, 2007. Recorded July 20, 2007 as Instr. No. 2007-012906 in Book -- Page -- of Official Records in the office of the Recorder of Klamath County, OREGON AND SAID DEED OF TRUST CONTAINS A SECURITY AGREEMENT OF EVEN DATE covering the following described real property situated in said county and state, to wit: Exhibit A PARCEL 1: A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 872 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a one-half inch iron pin on the true point of beginning of this description; thence North 03° 14' East a distance of 105.31 feet to a one-half inch iron pin; thence South 47° 54' West a distance of 26.86 feet to a one-half inch iron pin on the interior corner of that tract of land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Southerly and Easterly following the Easterly and Northerly line of said highway to the true point of beginning of this description. PARCEL 2: A tract of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point that is North 89° 41' West a distance of 872 feet and North a distance of 30 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North a distance of 148.0 feet to an iron pin in the centerline of the Horsety Irrigation Ditch; thence North 9° 12' West 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence South 61° 23' West along the Southerly line of said highway a distance of 97.68 feet to the true point of beginning; thence South 22° 02' East a distance of 72.28 feet to an iron pin; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Northerly and Easterly following the Southerly line of the Dairy-Bonanza Highway and the Klamath Falls-Lakeview Highway to the point of beginning. PARCEL 3: A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 873 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a 1/2 inch iron pin; thence North 03° 14' East a distance of 105.31 feet to a 1/2 inch iron pin on the true point of beginning of this description; thence North 47° 54' East a distance of 63.49 feet to a 1/2 inch iron pin in the centerline of the Horsety Irrigation Ditch, said point being in the Easterly line of that land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence North 09° 12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Southerly line of said highway to an iron pin that bears South 61° 23' West a distance of 97.68 feet from the last mentioned point; thence South 22° 02' East a distance of 72.28 feet to an iron pin (this distance is 72.78 feet by the description in said deed recorded); thence North 47° 54' East a distance of 0126.86 feet to the true point of beginning of this description. EXCEPTING THEREFROM any portion of the above described property lying within the highways right of ways. CODE 037 MAP 3811-V34B0 TL 00900 KEY #485077 CODE 037 MAP 3811-V34B0 TL 01000 KEY #485068 CODE 037 MAP 3811-V34B0 TL 01100 KEY #485086 At the same time as the Trustee's sale the Lender/Trustee will sell at public sale the personal property described on the attached exhibit.

Both the beneficiary and the trustee have elected to sell the said real and personal property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is Grantor's failure to pay when due, the following sums: 5 PYMTS FROM 11/15/10 TO 03/15/11 @ 1,260.40 \$6,302.00 4 L/C FROM 11/26/10 TO 02/26/11 @ 63.02 \$252.08 Sub-Total of Amounts in Arrears: \$6,554.08. Together with any default in the payment of recurring obligations as they become due. ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Trust Deed, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. The street or other common designation if any, of the real property described above is purported to be: 22300 & 22310 HIGHWAY 140, DAIRY, OR 97625 The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following, to wit: Principal \$137,595.37, together with interest as provided in the note or other instrument secured from 10/15/10, and such other costs and fees are due under the note or other instrument secured, and as are provided by statute.

WHEREFORE, notice is hereby given that the undersigned trustee will, on August 1, 2011, at the hour of 10:00 A.M. in accord with the Standard Time, as established by ORS 187.110, INSIDE THE MAIN LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET KLAMATH FALLS, County of KLAMATH, State of OREGON, (which is the new date, time and place set for said sale) sell at public auction to the highest bidder for cash the interest in the said described real and personal property which the Grantor had or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in O.R.S. 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained herein that is capable of being cured by tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753. It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check. The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.tacforeclosures.com/sales DATED: 03/24/11 CHRISTOPHER C. DORR, LLC, OSBA # 992526 By CHRISTOPHER C. DORR, ATTORNEY AT LAW DIRECT INQUIRIES TO: T.D. SERVICE COMPANY FORECLOSURE DEPARTMENT 1820 E. FIRST SUITE 210 P.O. BOX 11988 SANTA ANA, CA 92711-1988 (800) 843-0260 TAC# 938479 PUB: 06/16/11, 06/23/11, 07/07/11, 07/14/11, 07/21/11, 07/28/11, 08/04/11, 08/11/11, 08/18/11, 08/25/11, 09/01/11, 09/08/11, 09/15/11, 09/22/11, 09/29/11, 10/06/11, 10/13/11, 10/20/11, 10/27/11, 11/03/11, 11/10/11, 11/17/11, 11/24/11, 12/01/11, 12/08/11, 12/15/11, 12/22/11, 12/29/11, 01/05/12, 01/12/12, 01/19/12, 01/26/12, 02/02/12, 02/09/12, 02/16/12, 02/23/12, 02/28/12, 03/06/12, 03/13/12, 03/20/12, 03/27/12, 04/03/12, 04/10/12, 04/17/12, 04/24/12, 05/01/12, 05/08/12, 05/15/12, 05/22/12, 05/29/12, 06/05/12, 06/12/12, 06/19/12, 06/26/12, 07/03/12, 07/10/12, 07/17/12, 07/24/12, 07/31/12, 08/07/12, 08/14/12, 08/21/12, 08/28/12, 09/04/12, 09/11/12, 09/18/12, 09/25/12, 10/02/12, 10/09/12, 10/16/12, 10/23/12, 10/30/12, 11/06/12, 11/13/12, 11/20/12, 11/27/12, 12/04/12, 12/11/12, 12/18/12, 12/25/12, 01/01/13, 01/08/13, 01/15/13, 01/22/13, 01/29/13, 02/05/13, 02/12/13, 02/19/13, 02/26/13, 03/05/13, 03/12/13, 03/19/13, 03/26/13, 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**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

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

FOR THE WITHIN NAMED: Occupants of **22300 Hwy 140 Dairy, OR 97625** ✓

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to **Lillie (Boots) Gardiner** at the address below.

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

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

1st Attempt:

2nd Attempt:

3rd Attempt:

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

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of **March 31, 2011**, I mailed a copy of the Trustee's Notice of Sale addressed to **All Known Occupants** at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Meek

22300 Hwy 140 Dairy, OR 97625

ADDRESS OF SERVICE

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

March 30, 2011

3:00 PM

DATE OF SERVICE

TIME OF SERVICE

☐ or non occupancy

By

Robert W. Golenbaugh
ROBERT W. GOLENBAUGH

Subscribed and sworn to before on this **31st** day of **March**, 2011.



Margaret A. Nielsen
Notary Public for Oregon

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

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

FOR THE WITHIN NAMED: Occupants of 22310 Hwy 140 Dairy, OR 97625 ✓

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

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

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

1st Attempt:

2nd Attempt:

3rd Attempt:

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

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of April 4, 2011, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed Chelsea Meek

**22310 Hwy 140 Dairy, OR 97625
ADDRESS OF SERVICE**

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

March 30, 2011 3:01 PM
DATE OF SERVICE TIME OF SERVICE

☐ or non occupancy

By: [Signature]
ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 4th day of April, 2011.



Margaret A. Nielsen
Notary Public for Oregon

T.S. Number: D525062 OR

Property Address: 22300 & 22310 HIGHWAY 140, DAIRY, OR 97625

NOTICE TO TENANTS

The Trustee is required to give you the following "Notice to Residential Tenants," which was written by the Oregon Legislature. However, it may not accurately or fully state your rights and responsibilities as a tenant under state and federal law. The Trustee cannot give you legal advice regarding these matters. If you have questions, you should consult with your own legal advisor.

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, 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 that is 30 days before the date of the sale is 07/02/11. 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.

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for August 1, 2011. Unless the property owner (your landlord) pays the lender who is foreclosing on this property, the foreclosure will go through and someone new will own this property.

The following information applies to you only if you occupy and rent this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are a commercial tenant.

If the foreclosure goes through, the business or individual who buys this property at the foreclosure sale has the right to require you to move out. The buyer must first give you an eviction notice in writing that specifies the date by which you must move out. The buyer may not give you this notice until after the foreclosure sale happens. If you do not leave before the move-out date, the buyer can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

FEDERAL LAW REQUIRES YOU TO BE NOTIFIED

IF YOU ARE OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING UNDER A LEGITIMATE RENTAL AGREEMENT, FEDERAL LAW REQUIRES THE BUYER TO GIVE YOU NOTICE IN WRITING A CERTAIN NUMBER OF DAYS BEFORE THE BUYER CAN REQUIRE YOU TO MOVE OUT. THE FEDERAL LAW THAT REQUIRES THE BUYER TO GIVE YOU THIS NOTICE IS EFFECTIVE UNTIL DECEMBER 31, 2012. Under federal law, the buyer must give you at least 90 days' notice in writing before requiring you to move out. If you are renting this property under a fixed-term lease (for example, a six-month or one-year lease), you may stay until the end of your lease term. If the buyer wants to move in and use this property as the buyer's primary residence, the buyer can give you written notice and require you to move out after 90 days, even if you have a fixed-term lease with more than 90 days left.

STATE LAW NOTIFICATION REQUIREMENTS

IF THE FEDERAL LAW DOES NOT APPLY BECAUSE YOU ARE NOT CONSIDERED TO BE A BONA FIDE TENANT, STATE LAW STILL REQUIRES THE BUYER TO GIVE YOU NOTICE IN WRITING BEFORE REQUIRING YOU TO MOVE OUT IF YOU ARE OCCUPYING AND RENTING THE PROPERTY AS A TENANT IN GOOD FAITH. EVEN IF THE FEDERAL LAW REQUIREMENT IS NO LONGER EFFECTIVE AFTER DECEMBER 31, 2012, THE REQUIREMENT UNDER STATE LAW STILL APPLIES TO YOUR SITUATION. Under state law, if you have a fixed-term lease (for example, a six-month or one-year lease), the buyer must give you at least 60 days' notice in writing

before requiring you to move out. If the buyer wants to move in and use this property as the buyer's primary residence, the buyer can give you written notice and require you to move out after 30 days, even if you have a fixed-term lease with more than 30 days left.

If you are renting under a month-to-month or week-to-week rental agreement, the buyer must give you at least 30 days' notice in writing before requiring you to move out.

IMPORTANT: For the buyer to be required to give you notice under state law, you must prove to the business or individual who is handling the foreclosure sale that you are occupying and renting this property as a residential dwelling under a legitimate rental agreement. The name and address of the business or individual who is handling the foreclosure sale is shown on this notice under the heading "TRUSTEE." You must mail or deliver your proof not later than 07/02/11 (30 days before the date first set for the foreclosure sale). Your proof must be in writing and should be a copy of your rental agreement or lease. If you do not have a written rental agreement or lease, you can provide other proof, such as receipts for rent you paid.

ABOUT YOUR SECURITY DEPOSIT

Under state law, you may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The business or individual who buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out. You should contact the buyer to discuss that possibility if you would like to stay. Under state law, if the buyer accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the buyer becomes your new landlord and must maintain the property. If the buyer does not accept rent from you and does not notify you in writing that you must move out, there is no landlord and no one is responsible for maintaining the property.

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD TO ANOTHER BUSINESS OR INDIVIDUAL OR UNTIL A COURT OR A LENDER TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR HOME WITHOUT FIRST GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU MAY WISH TO CONSULT A LAWYER. If you believe you need legal assistance, 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 do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

Trustee name: **CHRISTOPHER C. DORR, LLC, OSBA # 992526**
c/o T.D. SERVICE COMPANY
Foreclosure Department
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988
(800) 843-0260

You are entitled to receive notice as provided under ORS 86.755 (5)(c) and you may have additional rights under Federal Law.

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 Web site 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>.