

AFFIDAVIT OF POSTING NOTICE OF SALE IN LIEU OF SERVICE

Shawn & Kelly Murphy, Grantor

2012-000760

Klamath County, Oregon

First American Title, Trustee

Fred & Merle Viega, et al, Beneficiary

After Recording return to:
Scott D. MacArthur, Successor Trustee
635 Main Street
Klamath Falls, OR 97601



01/27/2012 11:47:38 AM

Fee: \$57.00

STATE OF OREGON, County of Klamath) ss.

I, Greg Rote, being first duly sworn, depose and certify that:

At all times hereinafter mentioned, I was and now am, a resident of the State of Oregon, a competent person over the age of 18 years and not the beneficiary or his successor in interest name in the notice of sale given under the terms of that certain trust deed described in said notice.

I posted the Notice of Sale of the real property in the Notice of Sale posting said notice on the premises of:

NAME:

Shawn Murphy
Kelly Murphy

ADDRESS:

3939 South 6th Street (Frontier Parcel Service)
Klamath Falls, Oregon 97603

Each of the notices so posted was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; and was posted by me on Oct 14, 2011. Each of said notices was posted after the Notice of Default and Election to Sell by the trustee was recorded and at least 90 days before the day fixed in said notice by the trustee for the trustee's sale.

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

Greg Rote

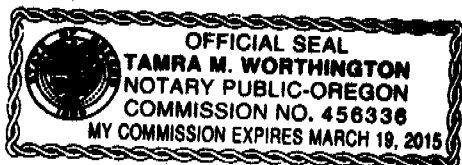
Subscribed and sworn to before me this 19th day of October, 2011.

Tamra M. Worthington

Notary Public for Oregon

My Commission Expires: March 19 2015

(SEAL)



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE:
Trust Deed from Shawn P. Murphy
and Kelly Murphy. Grantor

TO

Fred W. Viega, Merle Viega, James L. Hope
and Carol J. Hope, Beneficiary

After recording return to:
Scott D. MacArthur, Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.

I, Scott D. MacArthur, 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 Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by 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 addresses, to-wit:

Shawn P. Murphy	42126 Granado Place, Temecula, CA 92590
Kelly Murphy	42126 Granado Place, Temecula, CA 92590
Raymond Patscheck	2620 Riverside Drive, Costa Mesa, CA 92627
Angela Patscheck	2620 Riverside Drive, Costa Mesa, CA 92627

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 or 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 or 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.

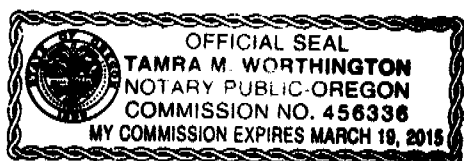
Each of the notices so mailed was certified to be a true copy of the original notice of sale to all parties, together with Important Notice Regarding Alternatives To Foreclosure to the grantor and occupant only, by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls,

Oregon, on October 14, 2011, With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a 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.

Scott D. MacArthur
Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 27th day of January, 2012.



Tamra M. Worthington
Notary Public for Oregon
My commission expires March 19 2015

**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#13900 SALE VIEGA/MURPHY

TRUSTEE'S NOTICE OF SALE

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:

11/30/2011 12/07/2011 12/14/2011 12/21/2011

Total Cost: \$1354.34

Jeanine P Day
Subscribed and sworn by Jeanine P Day before me on:
21st day of December in the year of 2011

Debra A Gribble
Notary Public of Oregon

My commission expires on May 15, 2012



TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by SHAWN P. MURPHY and KELLY MURPHY, husband and wife, as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as the trustee, in favor of FRED W. VIEGA, and MERLE VIEGA, husband and wife and JAMES L. HOPE and CAROL J. HOPE, husband and wife, as the beneficiary under that certain trust deed dated August 1, 2001, and recorded on August 22, 2001, in book/reel/volume No. M01 at page 042745 of the Mortgage Records of Klamath County, Oregon.

*Lots 47, 48, 49, 50, 51, and 52 of BALSINGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a Notice of Default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The Default for which the foreclosure is made is grantor's failure to pay when due the following sums:~~

*Payment in full in the amount of \$87,009.96 since July 13, 2011, plus interest.

*Taxes for the fiscal year 2010-2011, delinquent in the sum of \$1,741.85, plus interest.

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: \$87,009.06 together with interest thereon at the rate of 8% per annum from July 13, 2011, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 17, 2012 at the hour of 11:00 a.m. pacific time, as established by Section 187.110, Oregon Revised Statutes, at the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in said described real property which the grantors

the interest in said described real property which the grantors had or had power to convey at the time of the execution by it of said trust deed, to satisfy the foregoing obligations thereby secured and the costs or their 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, at any time prior to five days before the trustee conducts 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 of herein that is capable of being cured by tendering the performance required under the obligations of 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 Section 86.753 of Oregon Revised Statutes.

NOTICE TO TENANTS

If you are a tenant of this property, foreclosure could effect 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 fixed term lease, you may be entitled to receive after the date of sale a 60 day notice of the purchaser's requirement that you move out. To be entitled to 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 January 17, 2012.** 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 prepaid rent toward your current obligations 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. The Oregon State Bar attorney referral service may be reached at (800) 452-7636. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Legal Aid may be reached at (800) 480-9160.

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 Fair Debt Collection Practices Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings. This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

DATED: November 30, 2011.

/s/Scott D. MacArthur, Successor Trustee
635 Main Street, Klamath Falls, OR 97601
#13900 November 30, December 07, 14, 21, 2011.