

RL

NO PART OF ANY STEVENS-NESS FORM MAY BE REI

# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

2012-003569

Klamath County, Oregon



00116291201200035690100109

04/05/2012 03:21:54 PM

Fee: \$82.00

 SPACE RESERVED  
FOR  
RECORDER'S USE

Ernst Brothers, LLC

PO Box 637

Gilchrist, OR 97737

Grantor's Name and Address\*

James R. Uerlings\*

803 Main Street, Ste 201

Klamath Falls, OR 97601

Trustee's Name and Address\*

South Valley Bank &amp; Trust

803 Main Street

Klamath Falls, OR 97601

Beneficiary's Name and Address\*

After recording, return to (Name and Address):

James R. Uerlings

803 Main Street, Ste 201

Klamath Falls, OR 97601

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

STATE OF OREGON, County of Klamath ss.I, Julie A. Stenkamp

, being first duly sworn, depose, and say:

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 named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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:

Name

Address

See Exhibit A, attached hereto and incorporated by this reference.

\*James R. Uerlings was appointed Successor Trustee on August 12, 2011, recorded August 15, 2011 in Volume No. 2011-009409 in the Microfilm Records of Klamath County, Oregon.

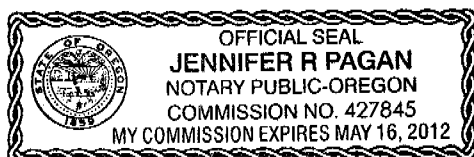
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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; (d) any person requesting notice as set forth in ORS 86.785; and (e) if the owner of the subject real property dies and the property is also subject to a transfer on death deed, the beneficiary or beneficiaries designated under the transfer on death deed.\*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by \_\_\_\_\_

James R. Uerlings

\_\_\_\_\_, attorney for the trustee named in the notice. Each such copy was mailed 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 December 8, 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, 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 the trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes have been made so that this instrument shall apply equally to businesses, other entities and to individuals.


 SIGNED AND SWORN TO before me on April 3, 2012  
by Julie A. Stenkamp

 Notary Public for Oregon - My commission expires 5-16-12

\* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed.  
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

824M18

## EXHIBIT A

### Service by 1<sup>st</sup> Class and Certified Mail

<u>Name</u>	<u>Last Known Address</u>
1) Ernst Brothers, LLC	c/o Wayne G. Ernst, Reg. Agt. PO Box 637 Gilchrist, OR 97737
2) Gilchrist Real Estate, LLC	c/o Wayne G. Ernst, Reg Agt & Member PO Box 637 Gilchrist, OR 97737
3) John D. Sorlie, Trustee	PO Box 880 Bend, OR 97709
4) Ed Staub & Sons Petroleum, Inc. aka, Ed Staub and Sons Petroleum, Inc.	c/o David Staub, Reg Agt PO Box 506 Tulelake, CA 96134
5) State of Oregon, Employment Department	875 Union Street NE, Rm 107 Salem, OR 97311
6) SYSCO PORTLAND, INC.	c/o Capitol Corporate Services, Inc. 325 13 <sup>th</sup> Street NE, Ste 501 Salem, OR 97301
7) SYSCO CORPORATION	1390 Enclave Parkway Houston, TX 77077-2099
8) SYSCO PORTLAND, INC.	c/o Donald R. Slayton Attorney at Law 143 West 8th Avenue Eugene, OR 97401
9) State of Oregon, County of Klamath Klamath County Tax Collector	PO Box 340 305 Main Street, Rm 121 Klamath Falls, OR 97601
10) Carter Jones Collection Services aka, Carter-Jones Collection Services, Inc.	c/o Kent Pederson, Reg Agt PO Box 145 1143 Pine Street Klamath Falls, OR 97601
11) USA, Internal Revenue Service Small Business / Self Employed Area #6 IRS Advisory Group	915 2nd Avenue, M/S W245 Seattle, WA 98174
12) IRS Collection Advisory Group	915 2nd Avenue, M/S W245 Seattle, WA 98174
13) Oregon Department of Revenue	Attn: Cindy Test, Revenue Agent PO Box 14725 Salem, OR 97309-5018

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Ernst Brothers, LLC

to William P. Brandsness\*, as grantor,  
 in favor of South Valley Bank & Trust, as trustee,  
 dated May 28, 1997, recorded on February 19, 1998, in the Records of  
Klamath County, Oregon, in ~~book~~ ☒ ~~map~~ ☒ volume No. M98 at page 5335,  
~~and on or before the date of this instrument, a microfilm reception slip~~ (indicate which), covering the following  
 described real property situated in that county and state, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

\*James R. Uerlings was appointed Successor Trustee on August 12, 2011 and recorded August 15, 2011 in Volume No. 2011-009409 in the Microfilm Records of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 in grantor's failure to pay when due the following sums:

See Exhibit B, attached hereto and incorporated by this reference.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

See Exhibit C, attached hereto and incorporated by this reference.

WHEREFORE, notice is hereby given that the undersigned trustee will on April 24, 2012, at the hour of 11 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at 803 Main Street, Ste 201

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 the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 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 of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those 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 and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED November 30, 2011

James R. Uerlings, Successor Trustee

, Trustee

803 Main Street, Ste 201

ADDRESS

Klamath Falls OR 97601 541-884-8101  
 CITY STATE ZIP PHONE

I certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

(CONTINUED)

Attorney for Trustee



## NOTICE TO RESIDENTIAL TENANTS\*

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for \_\_\_\_\_ . Unless the lender who is foreclosing on this property is paid, 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 not a residential 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, 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 \_\_\_\_\_ (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. Otherwise, the buyer is not your landlord and is not responsible for maintaining the property on your behalf and you must move out by the date the buyer specifies in a notice to you.

**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. AS EXPLAINED ABOVE, YOU MAY BE ABLE TO APPLY A DEPOSIT YOU MADE OR PREPAID RENT YOU PAID AGAINST YOUR CURRENT RENT OBLIGATION. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE AND OF ANY NOTICE YOU GIVE OR RECEIVE CONCERNING THE APPLICATION OF YOUR DEPOSIT OR YOUR PREPAID RENT.**

**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 with this matter, you may contact 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](http://www.osbar.org). If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. For more information and a directory of legal aid programs, go to [www.oregonlawhelp.org](http://www.oregonlawhelp.org).

SERVE:\*\* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*ORS 86.750(2)(b) states, in relevant part: "The copy of the notice of sale required to be published \*\*\* does not need to include the notice to tenants required under ORS 86.745(9)."

\*\*If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in the name and address of party to be served. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed. The effective date of a notice served on an occupant of the premises in accordance with ORS 86.750 is the date of personal service pursuant to ORS 86.750(1)(a) or the date of first posting pursuant to ORS 86.750(1)(b)(A).

**PARCEL 1:**

A parcel of land the same containing portions of the SW1/4 SW1/4 and the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the said parcel of land being described as follows:

Beginning at a point on the East line of the said SW1/4 SW1/4 of said Section 30, which point is marked by a 30 inch steel bar monument and which point is located South 0° 17' 46" West a distance of 331.74 feet from the Northeast corner of the said SW1/4 SW1/4 of Section 30 (said corner being also marked by a 30 inch steel bar monument); thence South 89° 10' 03" East for 77.42 feet along the South line of the N1/2 of the NW1/4 of the SE1/4 of the SW1/4 to an intersection with the Westerly boundary of the right of way of The Dalles-California State Highway, said right of way having a total width of 60 feet, to a 30 inch steel bar monument; thence in a Southwesterly direction along the curved Westerly boundary of said right of way, the said curve having a radius of 1,940.00 feet, for a distance of 145.10 feet (the chord of said portion of said curve bearing South 32° 35' 42" West for a distance of 145.06 feet) to a 30 inch steel bar monument located on the East boundary of the SW1/4 of the SW1/4 of Section 30; thence North 0° 17' 46" East along the said subdivision line for a distance of 38.66 feet to a steel bar monument, which point is further located South 0° 17' 46" West a distance of 84.72 feet from the point of beginning above described; thence South 39° 33' 20" West for 157.82 feet to a 30 inch steel bar monument; thence North 50° 26' 40" West for 154.53 feet to a 30 inch steel bar monument located on the Southeasterly boundary of the right of way of the Gilchrist Lumber Company Railroad, said right of way having a width of 100 feet; thence North 39° 37' 00" East along said right of way boundary for a distance of 346.42 feet to a 30 inch steel bar monument located on the East line of the said SW1/4 of the SW1/4 of Section 30, which point is also located South 0° 17' 46" West, a distance of 172.90 feet from the Northeast corner of the said SW1/4 of the SW1/4 of said Section 30; thence along said subdivision line South 0° 17' 46" West, a distance of 158.84 feet to the point of beginning.

**PARCEL 2:**

That portion of Lot 4 (SW1/4 SW1/4) of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the East side of said Lot 4, which is South 0° 17' 46" West, a distance of 430.76 feet from the Northeast corner of said Lot 4, which point is also the intersection of the relocated Westerly right of way line of The Dalles-California Highway with the Easterly line of said Lot 4; thence North 0° 17' 46" East a distance of 14.3 feet to a point; thence South 39° 33' 20" West along the Easterly line of property conveyed to Standard Oil Company of California by Deed recorded in Volume 125 at page 318, Deed Records of Klamath County, Oregon, a distance of 132.82 feet; thence South 50° 26' 40" East a distance of 34.0 feet, more or less, to the relocated Westerly right of way line of The Dalles-California Highway; thence Northeasterly along said Westerly right of way line to the point of beginning.

EXCEPTING THEREFROM that portion of the SW1/4 of the SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is South 0° 17' 46" West, a distance of 416.46 feet, and South 39° 33' 20" West, a distance of 132.82 feet from the Northeast corner of said SW1/4 of the SW1/4 of Section 30; thence South 39° 33' 20" West, a distance of 25 feet to a point; thence 50° 26' 40" West, a distance of 154.53 feet to a point; thence North 39° 37' East, a distance of 25 feet to a point; thence South 50° 26' 40" East, a distance of 154.53 feet, more or less, to the point of beginning.

EXCEPT from the above described Parcel 1 that portion conveyed to the State of Oregon, by and through its State Highway Commission by Bargain and Sale Deed recorded December 11, 1943, in Volume 160 page 405, Deed Records of Klamath County, Oregon.

Including all improvements, fixtures, buildings and appurtenances thereon and thereto.

## EXHIBIT B

- 1) Failure to make payments due:
    - Principal past due: \$83,952.08
    - Interest past due: \$20,041.24
    - Late charges past due: \$ 320.00Plus principal, interest and late charges due after 08/15/2011
  - 2) Failure to pay property taxes and provide proof of payment to beneficiary.
  - 3) Failure to pay liens filed against collateral.
  - 4) Failure to pay advances made by beneficiary to protect collateral.
  - 5) Failure to remediate probability of hazardous substance and/or environmental contamination of property and provide proof of such to beneficiary.
  - 6) Failure to provide proof of insurance on collateral to beneficiary.
  - 7) Failure to provide current financial information on Grantor from 2008 to present.
- 

## EXHIBIT C

- 1) Principal \$316,916.38
- 2) Accrued interest to 07/26/2011 \$ 5,581.17
- 3) Late charges to 07/26/2011 \$ 320.00
- 4) Expenses advanced by beneficiary to protect collateral \$134,213.47
- 5) Attorney fees, as incurred
- 6) Trustee fees, as incurred
- 7) Plus interest, late fees, foreclosure costs and other advances after 07/26/2011

# Northwest Private Investigators

STATE OF OREGON )

Court Case No. \_\_\_\_\_

County of Klamath )

Parties. \_\_\_\_\_

I hereby certify that I received on 12-8-2011 the within:

☐ Summons & Complaint    ☐ Summons & Petition    ☐ Summons    ☐ Notice  
☐ Order to Appearance    ☐ Waiver of Fees    ☐ Petition    ☐ Order  
☐ Show Cause Order    ☐ Affidavit    ☐ Complaint    ☐ Motion  
☐ Writ of Garnishment    ☐ Restraining Order    ☐ Citation    ☐ Subpoena  
☐ Small Claim    ☐ Certificate of Residency

☒ Notice of Sale

for service on the within named: Ed Staub & Sons Crescent Oregon

☒ Served Belinda Adams.  
Employee of Ed Staub & Sons. personally and in person.

☐ Substitute Service – by leaving a true copy with \_\_\_\_\_, a person over the age of fourteen, who resides at the place of abode of the within named, at said abode: \_\_\_\_\_.

☐ Office Service – by leaving a true copy with \_\_\_\_\_, the person in charge of the office maintained for the conduct of business by \_\_\_\_\_.

☐ By leaving a true copy with \_\_\_\_\_ of said corporation.

☐ Other Method: \_\_\_\_\_.

☐ Not Found: After due and diligent search an inquiry, I hereby return that I have been unable to find the within named: \_\_\_\_\_ within Klamath County Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: 12-12-2011 2:00PM

Service Fee: \_\_\_\_\_ plus Mileage \_\_\_\_\_ = \$ \_\_\_\_\_

By: Yneq Rata

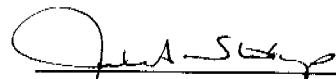
**AFFIDAVIT OF MAILING NOTICE OF  
PURCHASER'S POTENTIAL INTENT TO REMOVE  
OCCUPANTS FOLLOWING FORECLOSURE**

STATE OF OREGON            )  
                                          ) ss.  
County of Klamath         )

I, Julie A. Stenkamp, being first duly sworn, depose and say:

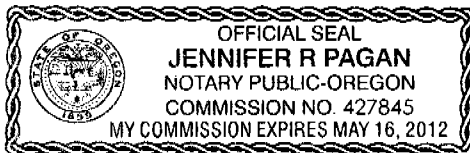
1. I am a legal assistant in the law firm of Boivin, Uerlings & DiIaconi, P.C. and make this affidavit of my own personal knowledge.

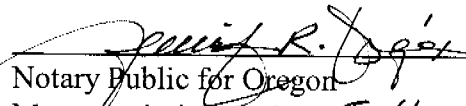
2. On March 21, 2012, I prepared and caused to be mailed the attached letters noticing the occupants of the purchaser's potential intent to remove occupants from property then being foreclosed, pursuant to ORS 86.705 *et seq.* The letters were mailed on the date shown thereon by first class and certified mail (return receipt requested) to the addresses.



Julie A. Stenkamp, Legal Assistant

SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of March, 2012, by Julie A. Stenkamp, a legal assistant for the law firm of Boivin, Uerlings & DiIaconi, P.C.



  
Notary Public for Oregon

My commission expires: 5-16-12



**BOIVIN, UERLINGS & DIACONI, P. C.**

ATTORNEYS AT LAW

803 MAIN STREET, SUITE 201

KLAMATH FALLS, OREGON 97601-6070

TELEPHONE: (541) 884-8101

FAX: (541) 884-8498

JAMES R. UERLINGS  
BARBARA M. DIACONI

March 21, 2012

FOUNDED IN 1915  
HARRY D. BOIVIN  
(1904-1999)  
ROBERT D. BOIVIN  
(1937-1999)

Ed Staub & Sons Petroleum, Inc.  
aka, Ed Staub and Sons Petroleum, Inc.  
c/o David Staub, Reg Agt  
PO Box 506  
Tulelake, CA 96134

Re: South Valley Bank & Trust / Ernst Brothers, LLC, Trust Deed Foreclosure

To Whom It May Concern:

Our law firm has initiated foreclosure of a trust deed against the property in which you now occupy. You were served with a copy of the Trustee's Notice of Sale on or about December 12, 2011.

This letter is notice to you pursuant to Oregon law that the party who purchases the property at the Trustee's Sale, now set to occur on April 24, 2012, may remove you from possession of the property under the procedures set in ORS 105.105 to 105.165 no earlier than ten days after that date, or the date the sale actually occurs, if later.

This communication is an attempt to collect a debt, and any information obtained will be used for that purpose.

If you have any questions regarding this notice, you should consult with legal counsel.

Very truly yours,  
BOIVIN, UERLINGS & DIACONI, P.C.

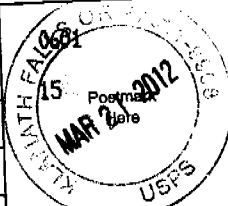
*James R. Uerlings*  
James R. Uerlings

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE  
TULE LAKE CA 96134

Postage	\$ 60.95
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 66.25



03/21/2012

Sent To  
Ed Staub & Sons Petroleum Inc. / c/o David Staub  
Street, Apt. No.,  
or PO Box No. PO Box 506  
City, State ZIP+4  
Tulelake, CA 96134  
See Reverse for Instructions

**BOIVIN, UERLINGS & DIACONI, P. C.**

ATTORNEYS AT LAW

803 MAIN STREET, SUITE 201

KLAMATH FALLS, OREGON 97601-6070

TELEPHONE: (541) 884-8101

FAX: (541) 884-8498

JAMES R. UERLINGS  
BARBARA M. DIACONI

March 21, 2012

FOUNDED IN 1915  
HARRY D. BOIVIN  
(1904-1999)  
ROBERT D. BOIVIN  
(1937-1999)

Ed Staub & Sons Petroleum, Inc.  
aka, Ed Staub and Sons Petroleum, Inc.  
136350 Hwy 97 N  
Crescent, OR 97733

Re: South Valley Bank & Trust / Ernst Brothers, LLC, Trust Deed Foreclosure

To Whom It May Concern:

Our law firm has initiated foreclosure of a trust deed against the property in which you now occupy. You were served with a copy of the Trustee's Notice of Sale on or about December 12, 2011.

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This communication is an attempt to collect a debt, and any information obtained will be used for that purpose.

If you have any questions regarding this notice, you should consult with legal counsel.

Very truly yours,  
BOIVIN, UERLINGS & DIACONI, P.C.

*James R. Uerlings*

James R. Uerlings

**U.S. Postal Service**  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE	
Postage	\$ 0.45
Certified Fee	712.95
Return Receipt Fee (Endorsement Required)	242.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 5.35

03/21/2012

Sent To  
Ed Staub & Sons Petroleum, Inc.  
Street, Apt. No.,  
or PO Box No. 136350 Hwy 97 N  
City, State, ZIP+4  
Crescent OR 97733