

WT 91978

2012-005413

Klamath County, Oregon



00118450201200054130070072

1. **AFTER RECORDING RETURN TO –**
Required by ORS 205.180(4) & 205.238:

05/18/2012 11:25:58 AM

Fee: \$72.00

Dennis M. Paterson, III
Davis Wright Tremaine LLP
1300 SW Fifth Ave. STE 2400
Portland OR 97201-5630

2. **TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**
Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Affidavits of Mailing and Publication

3. **DIRECT PARTY / GRANTOR and Address – Required by ORS 234(1)(b)**
(Grantor) Pelican Butte Oil, LLC

Grantor's Address:

c/o Larry George, RA, 922 Hampton Way, Medford OR 97501

4. **INDIRECT PARTY / GRANTEE and Address – Required by ORS 234(1)(b)**
(Grantee) JP Morgan Chase, c/o Davis Wright Tremaine LLP

Grantee's Address: 1300 SW Fifth Ave. STE 2400, Portland OR 97201-5630

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

JPMorgan Chase Bank NA
Master Servicer
POB 4893,
Houston, TX 7752-4893

6. **TRUE AND ACTUAL
CONSIDERATION – Required by**
ORS 93.030 for an instrument
conveying or contracting to convey
fee title or any memorandum of
such instrument:

\$

7. **TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A
LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE –**
Required by ORS 312.125(4)(b)(B):

679wt

AFFIDAVIT OF MAILING OF TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Multnomah)

I, Michele Bradley, solemnly affirm that:

Attached is an original Trustee's Notice of Sale (the "Notice of Sale") given under the terms of that certain Deed of Trust (the "Trust Deed") delivered by Pelican Butte Oil, LLC, as Grantor, to Lawyers Title Insurance Company, as Trustee, to secure certain obligations in favor of Pecten Funding Corp., as Beneficiary, dated February 16, 2006, and recorded on March 2, 2006 at Vol. M06 page 03880, in the Official Records of Klamath County, Oregon. At all times hereinafter mentioned, I was and now am a resident of the state of Oregon, a competent person over the age of 21 years, and not the Beneficiary, or his successor in interest, named in the Trust Deed.

On January 26, 2012, I gave notice of the sale of the real property described in the Notice Of Sale by mailing two copies thereof to each of the following named persons (the "Recipients"), or their legal representatives where so indicated, at the following addresses:

Pelican Butte Oil, LLC
191 Bateman RD
Central Point, OR 97502

Pelican Butte Oil, LLC
1730 E MCANDREWS RD STE B
Medford, OR 97504

Pelican Butte Oil, LLC
c/o Robert D. George R.A.
922 HAMPTON WAY
Medford OR 97501

Paula M. George
4191 Ariel Heights
Medford OR 97504

Robert D. George
4191 CHERRY LANE
Medford OR 97504

Klamath County Tax
Collector
305 Main Street
Klamath Falls, OR 97601

UCC Direct Services
POB 29071
Glendale CA 91209-9071

Office of Compliance &
Enforcement, DEQ
811 SW Sixth Avenue
Portland, OR 97204-1390

Equilon Enterprises LLC
d/b/a Shell Oil Products US
910 Louisiana
Houston TX 77002

Equilon Enterprises LLC
c/o Eleanor Chin
Davis Wright Tremaine LLP
1300 SW Fifth Ave. Suite
2400
Portland, OR 97201-5630

South Valley Bank & Trust
c/o Brandesness, Brandsness &
Rudd, PC
411 Pine Street
Klamath Falls, OR 97601

Terry Slade, Successor
Trustee of the
Elizabeth A. Slade Family
Trust A.T.A.D
c/o Edward H. Talmadge
Frohnmayr Deatherage et al
2592 E. Barnett Road
Medford, OR 97504

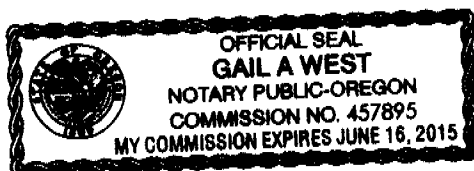
With respect to each Recipient: (1) one copy of the Notice of Sale was mailed with postage sufficient for first class delivery to the address indicated, and (2) another copy of the Notice of Sale was mailed with a proper form and with sufficient postage to request and obtain a return receipt for delivery to the address indicated. Each such Notice of Sale was mailed at Portland Oregon, after the Notice of Default and Election to Sell described in the Notice of Sale had been recorded. Each copy of the Notice of Sale was certified by Dennis M. Paterson the trustee named in such Notice of Sale, to be a true copy of the original Notice of Sale.


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



Michele Bradley
Paralegal to Dennis M. Paterson

Subscribed and sworn to before me this 6th day of February 2012.




Notary Public for Oregon
My Commission expires: 6/16/2015

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust and Assignment of Leases and Rents (the "Trust Deed") made, executed, and delivered by Pelican Butte Oil, LLC, as Grantor, to Lawyers Title Insurance Company, as Trustee, to secure certain obligations in favor of Pecten Funding Corp., as Beneficiary, dated February 16, 2006, and recorded March 2, 2006, at Vol. M06 page 03880, Microfilm Records of Klamath County, Oregon, covering the following described real property (the "Property") in such county and state:

Beginning at the Southeasterly comer of Lot 1, Block 65, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence South 89 degrees 31'30" West, along said South boundary of Prescott Street extended across said Lot 1, a distance of 62.26 feet, more or less, to the East boundary of Biehn Street as now improved and used; thence South 0 degrees 28'30" East along the East boundary of said Biehn Street, a distance of 66.85 feet, thence South 34 degrees 15' East, 51.2 feet, more or less to the Southerly boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, 18.0 feet, more or less, to the point of beginning, being all that portion of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, not used as portions of Prescott and Biehn Streets.

AND ALSO a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast comer of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence North 89 degrees 31'30" East along said South boundary of Prescott Street, a distance of 46.53 feet; thence South 0 degrees 28'30" East, 40.0 feet; thence South 89 degrees 31'30" West, 13.0 feet; thence South 0 degrees 28'30" East, 74.95 feet, more or less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

Dennis M. Patterson, III, was appointed Successor Trustee by a certain instrument dated November 8, 2011, and recorded January 23, 2012, in the records of Klamath County, Oregon, as Instrument No. 2012-000567 and is now vested with all the powers of said former Trustee. The mailing address of the Successor Trustee is:

Dennis M. Paterson, III, Trustee
Davis Wright Tremaine LLP
1300 SW Fifth Avenue, Suite 2300
Portland, OR 97201

Beneficiary has elected to sell the Real Property to satisfy the obligations secured by the Trust Deed and to foreclose the Trust Deed by advertisement and sale. By reason of said default, Beneficiary has declared the entire amount of all obligations secured by the Trust Deed to be immediately due and payable. The sum owing on all obligations secured by the Trust Deed is as follows:

Principal	\$476,812.33
Interest (to January 20, 2012)	\$118,279.54

Trustee's Sale Guaranty

\$ 1,557.00
Total: \$596,648.87

A notice of default and election to sell and to foreclose was duly recorded on January 23, 2012, in the records of Klamath County, Oregon, as Instrument No. 2012-000568, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee or Trustee's attorney will, on **Friday, June 1, 2012**, at the hour of **1p.m.** standard time as established by ORS 187.110, at: the Front Entrance of the **Klamath County Courthouse**, located at 316 Main Street, in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash, the interest in the Real Property that Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest that Grantor or the successors in interest to Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by Trustee, and a reasonable attorneys' fee for Trustee's attorneys. Notice is further given that Grantor, or any person named in ORS 86.753, has the right, at any time prior to five days before the Trustee's sale, to require that the foreclosure proceeding be dismissed and the Trust Deed reinstated by the payment of the entire amount due (other than such portion of the principal as would not be due had no default occurred) under the terms of the Trust Deed and the obligations secured thereby, including all costs and expenses actually incurred and Trustee's and attorneys' fees as provided by ORS 86.753.

In construing this notice, the word "Grantor" includes any successor in interest of Grantor, as well as any other person owing an obligation the performance of which is secured by the Trust Deed and their successors in interest; the word "Trustee" includes any successor trustee; and the word "Beneficiary" includes any successor in interest of Beneficiary named in the Trust Deed.

Dated at Portland, Oregon January 25, 2012.

/s/ Dennis Paterson

Dennis M. Paterson, III, Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

I, the undersigned, 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.



Dennis M. Paterson, OSB # 823649
Attorney for Trustee
Davis Wright Tremaine LLP
1300 SW Fifth Avenue, Suite 2300
Portland, OR 97201
503-778-5299

**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 2701 Foothills Blvd, Klamath Falls, OR 97603 in the aforesaid county and state; that I know from my personal knowledge that the Legal#14185 SALE PECTEN

TRUSTEE'S NOTICE OF SALE

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

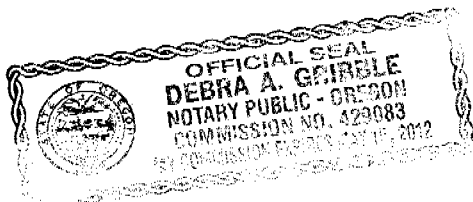
Insertion(s) in the following issues:

04/14/2012 04/21/2012 04/28/2012 05/05/2012

Total Cost: \$1407.02

Jeanine P Day
Subscribed and sworn by Jeanine P Day before me on:
7th day of May in the year of 2012

Debra A. Grizzle
Notary Public of Oregon
My commission expires on May 15, 2012



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust and Assignment of Leases and Rents (the "Trust Deed") made, executed, and delivered by Pelican Butte Oil, LLC, as Grantor, to Lawyers Title Insurance Company, as Trustee, to secure certain obligations in favor of Pecten Funding Corp., as Beneficiary, dated February 16, 2006, and recorded March 2, 2006, at Vol. M06 page 03880, Microfilm Records of Klamath County, Oregon, covering the following described real property (the "Property") in such county and state:

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AND ALSO a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast corner of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence North 89 degrees 31'30" East along said South boundary of Prescott Street, a distance of 46.53 feet; thence South 0 degrees 28'30" East, 40.0 feet; thence South 89 degrees 31'30" West, 13.0 feet; thence South 0 degrees 28'30" East, 74.95 feet, more or less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

Dennis M. Patterson, III, was appointed Successor Trustee by a certain instrument dated November 8, 2011, and recorded January 23, 2012, in the records of Klamath County, Oregon, as Instrument No. 2012-000567 and is now vested with all the powers of said former Trustee. The mailing address of the Successor Trustee is:

Dennis M. Paterson, III, Trustee, Davis Wright Tremaine LLP
300 SW Fifth Avenue, Suite 2300, Portland, OR 97201

Beneficiary has elected to sell the Real Property to satisfy the obligations secured by the Trust Deed and to foreclose the Trust Deed by advertisement and sale. By reason of said default, Beneficiary has declared the entire amount of all obligations secured by the Trust Deed to be immediately due and payable. The sum owing on all obligations secured by the Trust Deed is as follows:

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Trustee's Sale Guaranty	\$ 1,557.00
Total:	\$596,648.87

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Trustee's and attorneys' fees as provided by ORS 86.753.

In construing this notice, the word "Grantor" includes any successor in interest of Grantor, as well as any other person owing an obligation the performance of which is secured by the Trust Deed and their successors in interest; the word "Trustee" includes any successor trustee; and the word "Beneficiary" includes any successor in interest of Beneficiary named in the Trust Deed.

Dated at Portland, Oregon January 25, 2012.

/s/ Dennis Paterson

Dennis M. Paterson, III, Trustee

STATE OF OREGON

ss.

County of Multnomah

I, the undersigned, 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.

~~/s/ Dennis M. Paterson, OSB # 823649, Attorney for Trustee~~

Davis Wright Tremaine LLP

1300 SW Fifth Avenue, Suite 2300, Portland, OR 97201

503-778-5299

#14185 April 14, 21, 28, May 05, 2012.