

NT

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE AND NOTICE (ORS 86.737)

2012-007465
Klamath County, Oregon

RE: Trust Deed from

Randy & Danielle McNeilly
4735 Meadow Glen Loop
Klamath Falls, OR 97603

To

Grantor

First American Title Insurance Co.
Neal G. Buchanan, Attorney, Successor

Trustee

After recording, return to (Name, Address, Zip):

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, OR 97601



00120887201200074650110115

07/09/2012 02:36:46 PM

Fee: \$87.00

STATE OF OREGON, County of Klamath) ss:I, Neal G. Buchanan, being first duly sworn, depose, and say 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 the beneficiary's successor in interest 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, to-wit:

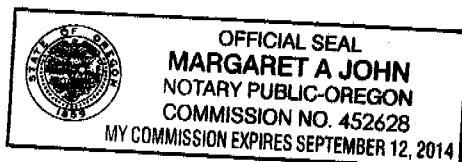
NAME	ADDRESS
Randy McNeilly	145 Mini Lane, Grants Pass, OR 97526
Danielle Kaye O'Neil fka Danielle McNeilly	4735 Meadow Glen Loop, Klamath Falls, OR 97603
State Of Oregon Employment Department	c/o Oregon Attorney General, 1162 Court Street, Salem, OR 97301-4096
Klamath-Austin LLC	c/o Pamela S. Hediger, Evashevskas, Elliott, Cihak & Hediger, PC., P.O. Box 781, Corvallis, OR 97330
<u>CONTINUED ON REVERSE</u>	c/o Reg. Agent Darren Dickerhoof P.O. Box 1583

AND

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; and (d) any person requesting notice as set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, 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 _____, Oregon, on March 8 2012. 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, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.

Subscribed and sworn to before me on March 8 2012

Notary Public for Oregon

My commission expires 9-12-14

CONTINUED FROM FACE OF PAGE

Darren Dickerhoof, Registered Agent

Corvallis Oregon 97339

A Notice pursuant to ORS 86.737 was included in the mailing to the occupant,
Danielle Kaye O'Neil FKA Danielle McNeilly.

EE

**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
NOTICE OF SALE UPON OCCUPANT PURSUANT
TO ORS 86.750 (1) AND PROOF OF SERVICE**
(120-Day Notice)

and NOTICE
(86.737)

RE: Trust Deed from
Randy & Danielle McNeilly
4735 Meadow Glen Loop
Klamath Falls, OR 97603

To Grantor
First American Title Insurance Co.
Neal G. Buchanan, Attorney Successor

Trustee
After recording, return to (Name, Address, Zip):
Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of Klamath

} ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale. and NOTICE (ORS

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP (86.737)
7 D(2) and 7 D(3) upon the occupant of the property described in the Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in the trust deed are as follows:

Name of person to be served
(If unknown, so state)

Property Address

Danielle McNeilly nka Danielle Kaye O'Neil
and/or occupant

4735 Meadow Glen Loop
Klamath Falls, Oregon 97603

If the occupant is indicated as "unknown," or if you find the property at this address to be occupied by someone other than the person named, then you are to serve the person or persons whom you find to be occupying the property.

Service should be made by March 8 2012, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make service until it has been accomplished.

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

Neal G. Buchanan
(ATTORNEY FOR) TRUSTEE

SIGNED AND SWORN TO before me on March 8 2012



Margaret John
Notary Public for Oregon
My commission expires 9-12-14

PROOF OF SERVICE

STATE OF Oregon, County of Klamath ss.



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

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities named below by delivering true copies of the Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon Danielle McNeilly, by delivering such true copy to him/her, personally and in person, at 4735 Meadow Glen Loop Klamath Falls OR 97603 on 3-9-2012 at 8:05 o'clock AM.
 Upon _____, by delivering such true copy to him/her, personally and in person, at _____, on _____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, who is a person 14 years of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.
 Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, who is a person 14 years of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of business at _____, by leaving such true copy with _____, the person who is apparently in charge, on _____, during normal working hours, at _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.), by
 (a) delivering such true copy, personally and in person, to _____ who is a/the _____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof; OR
 (b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof;
 at _____, on _____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.



[Signature]

SIGNED AND SWORN TO before me on March 9, 2012

[Signature: Margaret John]
 Notary Public for Oregon
 My commission expires 9-12-14

PUBLISHER'S NOTE: ORS 86.750 (1) requires the Notice of Sale to be served upon the occupant in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3). The Proof of Service above contains most, but not all, of the permissible methods of service. For example, this form does not include proof of service upon a minor, an incapacitated person, or tenant(s) of a mail agent. See ORCP 7 D(2) and 7 D(3) for permissible service methods with respect to particular parties. Also, an attorney who serves the Notice of Sale by mail, in accordance with law, should delete "or attorney for," from the first paragraph above before this document is recorded.

NT

**SUPPLEMENTAL
AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE AND NOTICE (ORS 86.737)**

RE: Trust Deed from

Randy & Danielle McNeilly
4735 Meadow Glen Loop
Klamath Falls, OR 97603
 To Grantor
First American Title Insurance Co.
Neal G. Buchanan, Attorney, Successor
 Trustee

After recording, return to (Name, Address, Zip):

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath ss:I, Margaret John, being first duly sworn, depose, and say 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 the beneficiary's successor in interest 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, to-wit:

NAME

ADDRESS

Department of Revenue

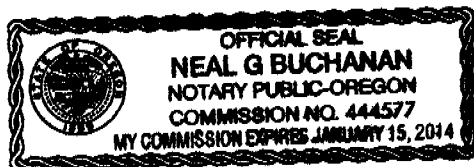
955 Center Street N E
 Salem, OR 97301-2555

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; and (d) any person requesting notice as set forth in ORS 86.785.*

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

Neal G. Buchanan, 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 June 19, 2012. 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, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.



Subscribed and sworn to before me on

Notary Public for Oregon

My commission expires

* 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.
 PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

EN

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



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Randy McNeilly and Danielle McNeilly, Husband and Wife, as grantor, to First American Title Insurance Company, as trustee, in favor of Keith E. McClung and Beverly J. McClung, Husband and Wife, as beneficiary, dated August 1, 2001 signed 8-6-01, recorded on August 7, 2001, in the Records of Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M01 at page 39507, or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which), covering the following described real property situated in that county and state, to-wit:

Lot 33 FIRST ADDITION TO EVERGREEN MEADOWS - TRACT 1329 according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

By Appointment of Successor Trustee recorded at 2011-012646 Neal G. Buchanan, Attorney at Law was appointed as Successor Trustee.

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:

- A) Failure to pay the payment due July 10, 2011 in the sum of \$833.93, and the payment due each month thereafter in a like amount; and
- B) Failure to pay late fees in the sum of 5% of the payment due for each month that the required payment is not made within 15 days of the date due; and
- C) Failure to reimburse Beneficiary for real property taxes and insurance.

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:

- A) Unpaid balance in the sum of \$76,723.08 together with interest thereon at the rate of 8% per annum from July 5, 2011; and
- B) Late fees in the sum of 5% of the payment due for each month that the required payment is not made within 15 days of the date due; and
- C) Reimbursement for real property taxes and insurance; and
- D) Costs, fees and expenses of the Trust, including costs of title search and trustee and attorney fees incurred.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 10, 2012, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue

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.

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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 March 7, 2012

Neal G. Buchanan

Neal G. Buchanan

Successor Trustee

435 Oak Avenue

ADDRESS

Klamath Falls, Oregon 97601

CITY

STATE

(541) 882-6607

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.

Attorney for Trustee

NOTICE TO TENANTS

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term 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 June 10, 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 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'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. 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.

SERVE:* Danielle McNeilly nka Danielle Kaye O'Neil or occupant
4735 Meadow Glen Loop

Klamath Falls, Oregon 97603

*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 by posting and mailing in accordance with ORS 86.750(1)(b) is governed by ORS 86.750(1)(c).

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



DUPLICATE ORIGINAL

NOTICE: YOU ARE IN DANGER OF LOSING YOUR PROPERTY IF YOU DO NOT TAKE ACTION IMMEDIATELY

This notice is about your mortgage loan on your property at (street address, city, state, zip):

4735 Meadow Glen Loop, Klamath Falls, Oregon 97603

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure."

The amount you would have had to pay as of (date) March 7, 2012
to bring your mortgage loan current was \$ 7,005.01. 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 (phone) (541) 882-6607 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: Neal G. Buchanan, Attorney
at Law, Successor Trustee, 435 Oak Avenue, Klamath Falls, Oregon 97601

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

Date: July 10, 2012 at 1:00 o'clock P. M.
Place: 435 Oak Avenue, Klamath Falls, Oregon 97601

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call (name) Neal G. Buchanan
at (phone) (541) 882-6607 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at 800-SAFENET (800-723-3638). You may also wish to talk to a lawyer. If you need help finding a lawyer, you

(CONTINUED)



may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at www.osbar.org. 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 www.oregonlawhelp.org.

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

DATED March 7, 2012

Trustee Signature

Neal G. Buchanan

Trustee Name (Type or Print)

Neal G. Buchanan

Trustee Phone

(541) 882-6607

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

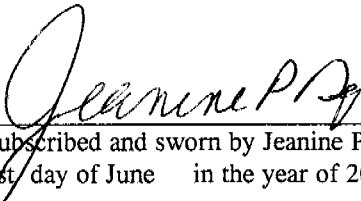
I, Jeanine P. Day, Finance Director, being duly sworn, depose and say that I am the principle clerk of the publisher of the Herald and News, a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at 2701 Foothills Blvd, Klamath Falls, OR 97603 in the aforesaid county and state; that I know from my personal knowledge that the Legal#14266 SALE MCNEILLY
FILE NO. 11-64

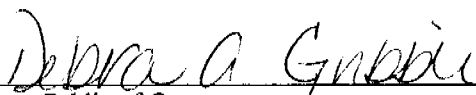
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

Insertion(s) in the following issues:

05/11/2012 05/18/2012 05/25/2012 06/01/2012

Total Cost: \$1577.00


Subscribed and sworn by Jeanine P Day before me on:
1st day of June in the year of 2012


Notary Public of Oregon
My commission expires on May 15, 2016



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Randy McNeilly and Danielle McNeilly, Husband and Wife, as grantor, to First American Title Insurance Company, as trustee, in favor of Keith E. McClung and Beverly J. McClung, Husband and Wife, as beneficiary, dated August 1, 2001 signed 8-6-01, recorded on August 7, 2001, in the Records of Klamath County, Oregon, in volume No. M01 at page 39507, covering the following described real property situated in that county and state, to-wit:

Lot 33 FIRST ADDITION TO EVERGREEN MEADOWS - TRACT 1329 according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

By Appointment of Successor Trustee recorded at 2011-012646 Neal G. Buchanan, Attorney at Law was appointed as Successor Trustee.

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:

- A) Failure to pay the payment due July 10, 2011 in the sum of \$832.93, and the payment due each month thereafter in a like amount; and
- B) Failure to pay late fees in the sum of 5% of the payment due for each month that the required payment is not made within 15 days of the date due; and
- C) Failure to reimburse Beneficiary for real property taxes and insurance.

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:

- A) Unpaid balance in the sum of \$76,723.08 together with interest thereon at the rate of 8% per annum from July 5, 2011; and
- B) Late fees in the sum of 5% of the payment due for each month that the required payment is not made within 15 days of the date due; and
- C) Reimbursement for real property taxes and insurance; and
- D) Costs, fees and expenses of the Trust, including costs of title search and trustee and attorney fees incurred.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 10, 2012, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue 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 March 7, 2012
/s/Neal G. Buchanan, Successor Trustee
435 Oak Avenue, Klamath Falls, Oregon 97601
(541)882-6607

NOTICE TO TENANTS

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term 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 June 10, 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 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'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.

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.

SERVE: Danielle McNeilly nka Danielle Kaye O'Neil or occupant, 4735 Meadow Glen Loop, Klamath Falls, Oregon 97603.

#14266 May 11, 18, 25, June 01, 2012.