

UTC 93651

2012-008638

Klamath County, Oregon

RECORDING REQUESTED BY
and When Recorded Mail to:

Fidelity National Title Insurance Company
11000 Olson Drive Ste 101
Rancho Cordova, CA , 95670
TS No: 12-00987-5
Order No: 120157759-OR-GNO
Loan No: 0326255932
TAX ID: R890321



00122333201200086380120129

08/07/2012 11:38:46 AM

Fee: \$102.00

Affidavit(s)
RECORDING COVER SHEET
Pursuant to ORS 205.234

Affidavit of Mailing Trustee's Notice of Sale

Direct: EMILY SALGADO & MARK CORDITA

Indirect: MATTHEW MARSHALL AND JESSICA MARSHALL, HUSBAND AND WIFE

Affidavit of Posting and Service

Direct: NATIONWIDE PROCESS SERVICE, INC.

Indirect: MATTHEW MARSHALL AND JESSICA MARSHALL, HUSBAND AND WIFE

Affidavit of Publication

Direct: HERALD & NEWS (OR)

Indirect: MATTHEW MARSHALL AND JESSICA MARSHALL, HUSBAND AND WIFE

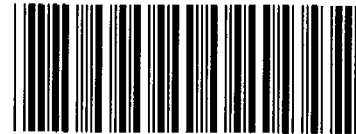
This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors contained in this cover sheet do not affect the transaction(s) contained in the instrument itself.

Original Grantor: MATTHEW MARSHALL AND JESSICA MARSHALL, HUSBAND AND WIFE

Current Beneficiary: Wells Fargo Bank, NA

11000 Olson Drive Ste 101 , Rancho Cordova, CA 95670
Phone: 916-636-0114 Facsimile: 916-638-1271 Office Email: E FNT-DRN-SAC@fnf.com

1024nd



Walz Affidavit #: 3226261

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/07/2012

Ref. No.: 12-00987-5

MailbatchID: 431427

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on June 07, 2012, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

x Emily Salgado
Affiant Emily Salgado

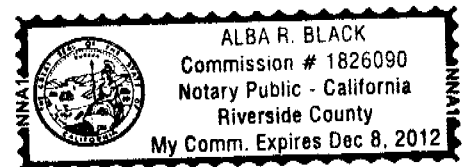
ORGRNTR
7196 9006 9296 0185 3292
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

ORGRNTR
7196 9006 9296 0185 3308
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORGRNTR
7196 9006 9296 0185 3315
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

ORGRNTR
7196 9006 9296 0185 3322
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORGRNTR
7196 9006 9296 0185 3339
REF #: 12-00987-5
OCCUPANT
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603



STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 15 day of June (month), 2012 (year), by Emily Salgado, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

ALBA R. BLACK (Signature of Notary)

(Seal of Notary)



AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/07/2012

Ref. No.: 12-00987-5

MailbatchID: 431398

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on June 07, 2012, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent First Class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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


Affiant Emily Salgado

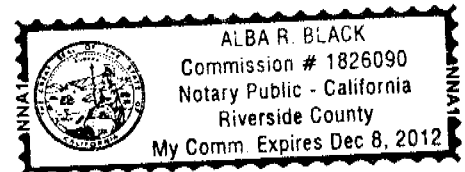
ORGRNTR
2262588720
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

ORGRNTR
2262588721
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORGRNTR
2262588722
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

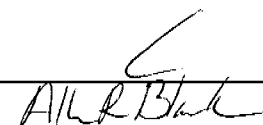
ORGRNTR
2262588723
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORGRNTR
2262588724
REF #: 12-00987-5
OCCUPANT
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

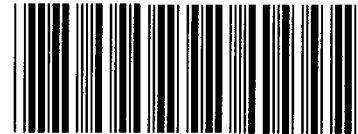


STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 15 day of June (month), 2012 (year), by Emily Salgado, proved to me on the basis of satisfactory evidence to be the person who appeared before me.


(Signature of Notary)

(Seal of Notary)



Walz Affidavit #: 3228361

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/08/2012

Ref. No.: 12-00987-5

MailbatchID: 431804

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on June 08, 2012, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

x 
Affiant Emily Salgado

ORNOS
7196 9006 9296 0208 3452
REF #: 12-00987-5
DEPARTMENT OF JUSTICE
DIVISION OF CHILD SUPPORT
1495 EDGEWATER STREET NW,
SUITE 170
SALEM, OR 97304

ORNOS
7196 9006 9296 0208 3469
REF #: 12-00987-5
KLAMATH COUNTY DA
316 MAIN ST
KLAMATH FALLS, OR 97601

ORNOS
7196 9006 9296 0208 3476
REF #: 12-00987-5
MATTHEW M. MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97601

ORNOS
7196 9006 9296 0208 3483
REF #: 12-00987-5
MELODY R. RHOADES
506 ROOSEVELT ST
KLAMATH FALLS, OR 97601

ORNOS
7196 9006 9296 0208 3490
REF #: 12-00987-5
MELODY RAE RHOADES-MARSHALL
506 ROOSEVELT ST
KLAMATH FALLS, OR 97601

ORNOS
7196 9006 9296 0208 3506
REF #: 12-00987-5
STATE OF OREGON
C/O ATTORNEY GENERAL
1162 COURT STREET NE
SALEM, OR 97301

ORNOS
7196 9006 9296 0208 3513
REF #: 12-00987-5
MATTHEW M. MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/08/2012

Ref. No.: 12-00987-5

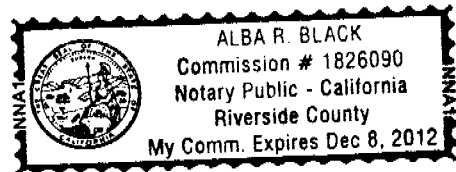
MailbatchID: 431804

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 15 day of June (month),
2012 (year), by Emily Salgado, proved to me on the basis of satisfactory evidence to be the
person who appeared before me.

Alba R. Black (Signature of Notary)

(Seal of Notary)





Walz Affidavit #: 3228270

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/08/2012

Ref. No.: 12-00987-5

MailbatchID: 431784

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that she is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on June 08, 2012, she personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent First Class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

x Emily Salgado
Affiant Emily Salgado

ORNOS
2262623031
REF #: 12-00987-5
DEPARTMENT OF JUSTICE
DIVISION OF CHILD SUPPORT
1495 EDGEWATER STREET NW,
SUITE 170
SALEM, OR 97304

ORNOS
2262623032
REF #: 12-00987-5
KLAMATH COUNTY DA
316 MAIN ST
KLAMATH FALLS, OR 97601

ORNOS
2262623033
REF #: 12-00987-5
MATTHEW M. MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97601

ORNOS
2262623034
REF #: 12-00987-5
MELODY R. RHOADES
506 ROOSEVELT ST
KLAMATH FALLS, OR 97601

ORNOS
2262623035
REF #: 12-00987-5
MELODY RAE RHOADES-MARSHALL
506 ROOSEVELT ST
KLAMATH FALLS, OR 97601

ORNOS
2262623036
REF #: 12-00987-5
STATE OF OREGON
C/O ATTORNEY GENERAL
1162 COURT STREET NE
SALEM, OR 97301

ORNOS
2262623037
REF #: 12-00987-5
MATTHEW M. MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/08/2012

Ref. No.: 12-00987-5

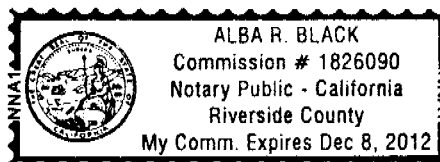
MailbatchID: 431784

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 15 day of June (month),
2012 (year), by Emily Salgado, proved to me on the basis of satisfactory evidence to be the
person who appeared before me.

ALBA R. BLACK (Signature of Notary)

(Seal of Notary)





AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/08/2012

Ref. No.: 12-00987-5

MailbatchID: 431596

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on June 08, 2012, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent Certified Mail, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

X

Affiant Mark Cordita

ORNOS
7196 9006 9296 0194 4372
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

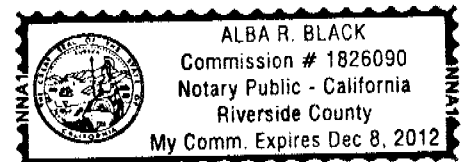
ORNOS
7196 9006 9296 0194 4389
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORNOS
7196 9006 9296 0194 4396
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

ORNOS
7196 9006 9296 0194 4402
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORNOS
7196 9006 9296 0194 4419
REF #: 12-00987-5
OCCUPANT
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

STATE OF CALIFORNIA)
COUNTY OF ORANGE)



Subscribed and sworn to (or affirmed) before me on this 29 day of June (month), 2012 (year), by Mark Cordita, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Signature of Notary)

(Seal of Notary)



AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/08/2012

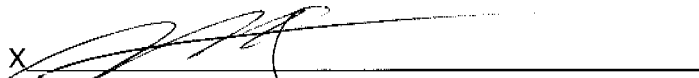
Ref. No.: 12-00987-5

MailbatchID: 431568

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

The declarant, whose signature appears below, states that he is over the age of eighteen (18) years; is employed in Orange County, California; acting on behalf of Default Resolution Network; is not a party to the within action; and that on June 08, 2012, he personally served the Notice, of which the annexed is a true copy, by depositing in the United States Mail a copy of such Notice in a sealed envelope, sent First Class, with postage prepaid, such envelope being addressed to the person(s) named at the addresses below.

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

X 
Affiant Mark Cordita

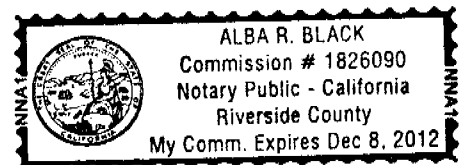
ORNOS
2262598566
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

ORNOS
2262598567
REF #: 12-00987-5
JESSICA MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORNOS
2262598568
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603

ORNOS
2262598569
REF #: 12-00987-5
MATTHEW MARSHALL
2715 SIERRA HEIGHTS DR
KLAMATH FALLS, OR 97603-7178

ORNOS
2262598570
REF #: 12-00987-5
OCCUPANT
2715 SIERRA HEIGHTS
KLAMATH FALLS, OR 97603



STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 29 day of June (month), 2012 (year), by Mark Cordita, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

 (Signature of Notary)

(Seal of Notary)

AFFIDAVIT OF POSTING

STATE OF OREGON
County of Klamath

ss.

I, Robert Bolenbaugh, 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; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale and Notice to Tenant upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "**Property Address**":

**2715 Sierra Heights
Klamath Falls, OR 97603**

As follows:

On 06/11/2012 at 11:15 AM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

On 06/14/2012 at 5:25 PM, I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

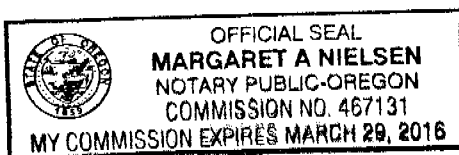
On 06/18/2012 at 1:42 PM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

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

SUBSCRIBED AND SWORN BEFORE ME
this 20th day of June, 2012
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

X *[Signature]*
Robert Bolenbaugh
Nationwide Process Service, Inc.
300 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



289532

12009875 / MARSHALL
ASAP# 4257102

FFT

AFFIDAVIT OF MAILING

STATE OF OREGON
County of Multnomah

ss.

I, Mary Brodbeck, being first duly sworn, depose and say that I am employed by Nationwide Process Service, Inc. On June 19, 2012, I mailed a copy of the Trustee's Notice of Sale and Notice to Tenant, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.750(1)(b)(C).

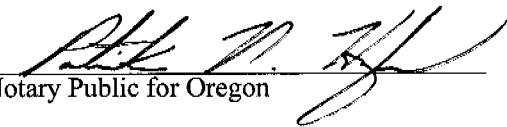
The envelope was addressed as follows:

OCCUPANT
2715 Sierra Heights
Klamath Falls, OR 97603

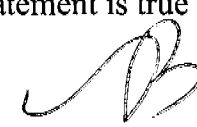
This mailing completes service upon an occupant at the above address with an effective date of 06/11/2012 as calculated pursuant to ORS 86.750 (1)(c).

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

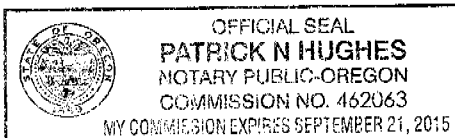
SUBSCRIBED AND SWORN BEFORE ME
this 25th day of June, 2012
by Mary Brodbeck.


Notary Public for Oregon

X



Mary Brodbeck
Nationwide Process Service, Inc.
300 Century Tower
1201 SW 12th Avenue
Portland, OR 97205
(503) 241-0636



289532

**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#14389 SALE MARSHALL

#4257102

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

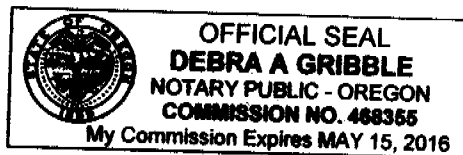
Insertion(s) in the following issues:

06/26/2012 07/03/2012 07/10/2012 07/17/2012

Total Cost: \$983.00

Jeanine P Day
Subscribed and sworn by Jeanine P Day before me on:
17th day of July in the year of 2012

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



TRUSTEE'S NOTICE OF SALE
Loan No: 0326255932 T.S. No.: 12-00987-5

Reference is made to that certain Deed of Trust dated as of September 12, 2011 made by, MATTHEW MARSHALL AND JESSICA MARSHALL, HUSBAND AND WIFE, as the original grantor, to FIDELITY NATIONAL TITLE INS CO, as the original trustee, in favor of Wells Fargo Bank, N.A, as the original beneficiary, recorded on September 23, 2011, as Instrument No. 2011-010716 of Official Records in the Office of the Recorder of Klamath County, Oregon (the "Deed of Trust"). The current beneficiary is: Wells Fargo Bank, NA, (the "Beneficiary"). APN: R890321 LOT 9 - TRACT 1383 - SIERRA HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. Commonly known as: 2715 SIERRA HEIGHTS, KLAMATH FALLS, OR.

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default(s) for which the foreclosure is made is that the grantor(s): failed to pay payments which became due; together with late charges due; together with other fees and expenses incurred by the Beneficiary; and which defaulted amounts total: \$8,066.85 as of June 1, 2012.

By this reason of said default the Beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to wit: The sum of \$242,072.17 together with interest thereon at the rate of 3.50000% per annum from December 1, 2011 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that FIDELITY NATIONAL TITLE INSURANCE COMPANY, as the duly appointed Trustee under the Deed of Trust will on October 9, 2012 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, on the front steps of the Circuit Court, 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 the said described real property which the grantor had or had power to convey at the time of the execution of the Deed of Trust, together with any interest which the grantor or his successor(s) in interest acquired after the execution of the Deed of Trust, 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 to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, Trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Deed of Trust, at any time prior to five days before the date last set for sale. FOR FURTHER INFORMATION, PLEASE CONTACT FIDELITY NATIONAL TITLE INSURANCE COMPANY, 11000 Olson Drive Ste 101, Rancho Cordova, CA 95670 916-636-0114. FOR SALE INFORMATION CALL: 714.730.2727 Website for Trustee's Sale Information: www.lpsasap.com.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Deed of Trust, the words "Trustee" and "Beneficiary" include their respective successors in interest, if any. Dated: June 8, 2012 FIDELITY NATIONAL TITLE INSURANCE COMPANY, Trustee John Catching, Authorized Signature A-4257102 06/26/2012, 07/03/2012, 07/10/2012, 07/17/2012.
#14389 June 26, July 03, 10, 17, 2012.

FPT