

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

2012-008968

Klamath County, Oregon

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE:
Trust Deed from John J. Ramos, Grantor



08/14/2012 01:21:55 PM

Fee: \$67.00

TO

Steven P. Hamblin, Successor Trustee, Billy Ray Hamblin
Revocable Living Trust, Beneficiary

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

STATE OF OREGON, County of Klamath) ss.

I, Scott D. MacArthur, being first duly sworn, depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

John J. Ramos, 1009 Alandale Street, Klamath Falls, OR 97603

Estate of John J. Ramos, 1009 Alandale Street, Klamath Falls, OR 97603

Analila Lopez, 1009 Alandale Street, Klamath Falls, OR 97603

Analila Lopez, 335 Teramo Drive, Reno, NV 89521

Angela Ramos Long, 2422 Homedale Road, Klamath Falls, OR 97603

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

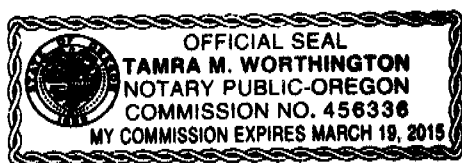
Each of the notices so mailed was certified to be a true copy of the original notice of sale to all parties, together with Important Notice Regarding Alternatives To Foreclosure to the grantor and occupant only, by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was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

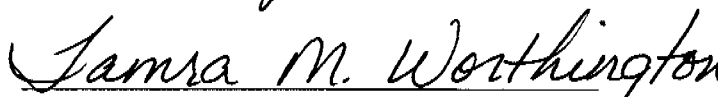
Oregon, on April 20, 2012, With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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


Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 11th day of August, 2012.




Notary Public for Oregon
My commission expires March 19, 2015

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Heidi Wright, Publisher,
being first duly sworn, depose and say
that I am 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 # 14463

Notice of Default and Election to Sell
Hamblin/Ramos

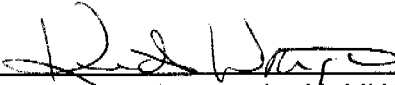
a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for: (4)
Four

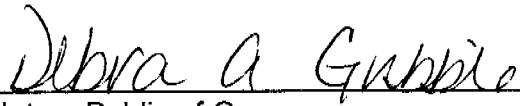
Insertion(s) in the following issues:

July 15, 22, 29, 2012

August 05, 2012

Total Cost: \$1,361.00


Subscribed and sworn by Heidi Wright
before me on: August 6, 2012


Notary Public of Oregon

My commission expires on May 15, 2016

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by JOHN J. RAMOS, as grantor, to AMERITITLE, INC., as trustee, in favor of STEVEN P. HAMBLIN, Successor Trustee of the BILLY RAY HAMBLIN, Revocable Living Trust, date August 10, 2000, as beneficiary, dated May 10, 2004, recorded June 4, 2004, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M04 at page 035951, covering the following described real property situated in said county and state, to-wit:

Lot 40 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

Monthly payments beginning September, 2011 in the amount of \$497.16, plus interest at 6.5% from October 6, 2011.

Taxes for the fiscal year 2011-2012, delinquent in the sum of \$995.47, plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$40,606.33 as of August 24, 2011, plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 24, 2012 at the hour of 11:00 a.m. Standard time, as established by Section 187.110, Oregon Revised Statutes, at 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in said described real property which the grantors had or had power to convey at the time of the execution by him of said trust deed, to satisfy the foregoing obligations thereby secured and the costs or their successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.



NOTICE TO TENANTS/PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE;

OR

AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even through you have a fixed term lease with more than 90 days left.

You must be provided at least 90 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

Is the result of an arm's-length transaction:

~~Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy and~~

Was entered into prior to the date of the foreclosure sale.

The name of the trustee and the trustee's mailing address are listed on this notice. Federal law may grant you additional rights including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law. You have the right to apply your security deposit and any prepaid rent toward your current obligations under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so. If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. The Oregon State Bar attorney referral service may be reached at (800) 452-7636. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Legal Aid may be reached at (800) 480-0160.

In construing this notice the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: July 11, 2012.

/s/Scott D. MacArthur, Successor Trustee
125 S. 6th Street, Klamath Falls, OR 97601
#14463 July 15, 22, 29, August 05, 2012.

AFFIDAVIT OF POSTING NOTICE OF SALE IN LIEU OF SERVICE

After Recording return to:
Scott D. MacArthur, P.C.
125 S. 6th Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.

I, GREG ROTE, being first duly sworn, depose and certify that:

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

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

NAME:

John J. Ramos, Analila Lopez
Estate of John J. Ramos

ADDRESS:

1109 Alandale Street, Klamath Falls, OR 97603

Each of the notices so posted was certified to be a true copy of the original notice of sale and Important Notice Regarding Alternatives To Foreclosure by Scott D. MacArthur, attorney for the trustee named in said notice; and was posted by me on May 2, 2012. Each of said notices was posted after the Notice of Default and Election to Sell by the trustee was recorded and at least 90 days before the day fixed in said notice by the trustee for the trustee's sale.

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

GREG ROTE

Subscribed and sworn to before me this 13th day of August, 2012.

Tamra M. Worthington
Notary Public for Oregon

My Commission Expires: March 19 2015

