

WTC 9341 1

2012-009058

Klamath County, Oregon



00122852201200090580120120

08/16/2012 03:17:59 PM

Fee: \$97.00

John Wade Turner, et al.

As Grantor

Paul S. Cosgrove, Esq.
220 NW Skyline Blvd.
Portland, OR 97210

As Trustee

TS #66025-306

After recording return to:

Paul S. Cosgrove, Esq., Trustee
220 NW Skyline Blvd.
Portland, OR 97210

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE, TRUSTEE'S NOTICE OF SALE,
And**

NOTICE Re: DANGER OF LOSING YOUR PROPERTY pursuant to ORS 86.737

and

**NOTICE TO RESIDENTIAL TENANTS pursuant to ORS 86.745 as amended by Chapter 28, 2010
Oregon Laws and Chapter 510, 2011 Laws**

STATE OF OREGON, County of Multnomah) ss:

I, Molly M. Luoto, 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 trustee's 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 Trustee's Notice of Sale (including the Federal Fair Debt Act notice, Notice to Residential Tenants, Notice of Danger of Losing Your Property and free legal assistance) in the forms specified in ORS 86.737, and in ORS 86.745 as amended by Chapter 28, 2010 Oregon Laws, and Chapter 510, 2011 Laws respectively, 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:

Occupants
5540 Shasta Way
Klamath Falls, OR 97603

John Wade Turner
5540 Shasta Way
Klamath Falls, OR 97603

Kelley Reeves Turner
5540 Shasta Way
Klamath Falls, OR 97603

Chief, Special Procedures Section
District Director of Internal Revenue
915 Second Avenue M/S W245
Seattle, WA 98174

9/25/12

State of Oregon, Attorney General
Dept. of Justice
1162 Court Street NE
Salem, OR 97301-4096

HSBC Bank Nevada, N.A.
1111 Town Center Drive
Las Vegas, NV 89144

HSBC Bank Nevada N.A.
c/o Derrick E. McGavic, PC
PO Box 10163
Eugene, OR 97440

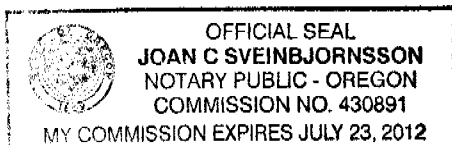
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 by Molly M. Luoto, 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 Wilsonville, Oregon, on May 1, 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.

Molly M. Luoto
Molly M. Luoto

Subscribed and sworn to before me on May 2, 2012 by Molly M. Luoto.

Joan C. Sveinbjorn
Notary Public for Oregon
My commission expires 7-23-12



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by John Wade Turner and Kelley Reeves Turner, as grantor, to Paul S. Cosgrove, Esq., as trustee, in favor of Budget Finance Company, as beneficiary, dated October 30, 2007, recorded December 11, 2007, in the mortgage records of Klamath County, Oregon, as Instrument No. 2007-020737, the beneficial interest thereafter being assigned to Budget Funding I, LLC, a Delaware limited liability company, by instrument recorded February 14, 2008, as No. 2008-001891, covering the following described real property situated in the above-mentioned county and state, to-wit:

The Northerly 100 feet of the Easterly 100 feet of Lot 6 of VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

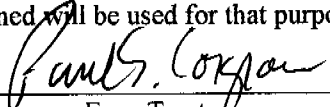
(The title company advises the property address is 5540 Shasta Way, Klamath Falls, Oregon.)

Both the beneficiary and the trustee have 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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments due December 11, 2011 through April 11, 2012, for a total of \$4,938.50, plus late charges of \$98.78, plus corporate advances of \$25.00.

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: As of December 11, 2011, the principal sum of \$177,599.79 plus interest; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on **September 10, 2012**, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at **main lobby of Klamath County Courthouse, 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 by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 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 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 said trust deed and the words "trustee" and "beneficiary" include their respective successors in interest, if any. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED April 23, 2012.


Paul S. Cosgrove, Esq., Trustee
Lindsay, Hart, Neil & Weigler, LLP
220 NW Skyline Blvd.
Portland, OR 97210

For additional information call (503) 291-6700 or (503) 956-8139
TS #66025-306

**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 5540 Shasta Way, Klamath Falls, OR 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 April 5, 2012, to bring your mortgage loan current was \$4,074.58. 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 1-800-225-6267 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:

Budget Finance Company, Attn: Elisa Urbina
1849 Sawtelle Blvd., Suite 700
Los Angeles, CA 90025.

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

Date and time: September 10, 2012 at 11:00 a.m.

Place: main lobby of Klamath County Courthouse, 316 Main St., Klamath Falls, , Oregon

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 any time before the sale.
3. You can call Elisa Urbina at 800-225-6267 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.

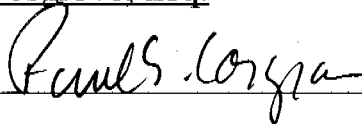
There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at **800-SAFENET (800-723-3638)**. You may also wish to talk to a lawyer. If you need help finding a lawyer, you 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 <http://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: April 23, 2012

Trustee name: Paul S. Cosgrove, Esq.

Trustee signature: _____



Trustee telephone number: (503) 291-6700

The following are options that may be available to borrowers who are unable to afford their mortgage payments and who wish to explore foreclosure avoidance measures:

- The lender defers or forbears from collecting one or more payments due on the obligation.
- The lender modifies, temporarily or permanently, the payment terms or other terms of the obligation.
- The lender accepts a deed in lieu of foreclosure from the borrower.
- The borrower conducts a short sale.
- The lender provides the borrower with other assistance that enables you to avoid a foreclosure.

In order to determine if you are eligible for any of the above mentioned foreclosure avoidance measures please contact us at 1-800-225-6267. If you fail to contact us that will result in you being deemed ineligible for the options mentioned above.

The Trustee is required to give you the following "Notice to Residential Tenants," which was written by the Oregon Legislature. The Trustee cannot give you legal advice regarding these matters. If you have questions, you should consult with your own legal advisor.

NOTICE TO RESIDENTIAL TENANTS:

Property address: 5540 Shasta Way, Klamath Falls, OR 97603.

The property in which you are now living is in foreclosure. A foreclosure sale is scheduled for September 10, 2012 [date]. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting 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 bona fide residential tenant.

If the foreclosure goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

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 though you have a fixed term lease with more than 90 days left.

You must be provided with 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.

ABOUT YOUR TENANCY

BETWEEN NOW AND THE FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. 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 new owner that 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 after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner 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 new owner becomes your new landlord and must maintain the property. Otherwise:

- ☐ You do not owe rent;
- ☐ The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- ☐ You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

Trustee: Paul S. Cosgrove, Attorney at Law
Lindsay, Hart, Neil & Weigler, LLP
220 NW Skyline Blvd.
Portland, OR 97210 (503) 291-6700

Free legal assistance: Oregon Law Center

Portland: (503) 473-8329
Coos Bay: 1-800-303-3638
Ontario: 1-888-250-9877
Salem: (503) 485-0696

Grants Pass: (541) 476-1058
Woodburn: 1-800-973-9003
Hillsboro: 1-877-726-4381

<http://www.oregonlawcenter.org/>

and Oregon Law Help Site (providing more information and a directory of legal aid programs)
<http://oregonlawhelp.org/OR/index.cfm>

and Oregon State Bar Lawyer Referral Service

503-684-3763 or toll-free in Oregon at 800-452-7636 <http://www.osbar.org>
<http://www.osbar.org/public/ris/ris.html#referral>

and information on federal loan modification programs at:
<http://www.makinghomeaffordable.gov/>

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE; NOTICE OF DANGER OF LOSING PROPERTY AND NOTICE TO RESIDENTIAL TENANTS**

FOR THE WITHIN NAMED: Occupants of **5540 Shasta Way, Klamath Falls, OR 97603**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to **Allen Martin** at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to **Allen Martin**, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: **John Turner**

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1st Attempt:

2nd Attempt:

3rd Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on ___ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of **May 1, 2012**, I mailed a copy of the Trustee's Notice of Sale addressed to **All Known Occupants** at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Chambers

5540 Shasta Way, Klamath Falls, OR 97603

ADDRESS OF SERVICE

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

April 27, 2012

3:35 PM

DATE OF SERVICE

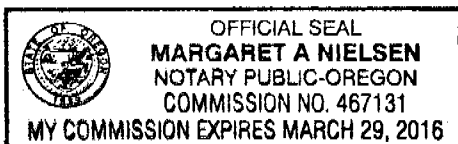
TIME OF SERVICE

☐ or non occupancy

By:

A. Thompson

Subscribed and sworn to before on this 17th day of May, 2012.



Margaret A. Nielsen
Notary Public for Oregon

**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#14452 SALE TURNER

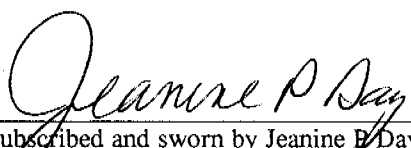
FILE #66025-306

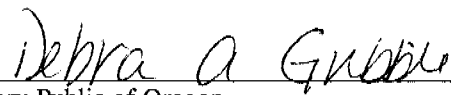
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

Insertion(s) in the following issues:

07/11/2012 07/18/2012 07/25/2012 08/01/2012

Total Cost: \$956.00


Subscribed and sworn by Jeanine P. Day before me on:
1st day of August 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 John Wade Turner and Kelley Reeves Turner, as grantor, to Paul S. Cosgrove, Esq., as trustee, in favor of Budget Finance Company, as beneficiary, dated October 30, 2007, recorded December 11, 2007, in the mortgage records of Klamath County, Oregon, as Instrument No. 2007-020737, the beneficial interest thereafter being assigned to Budget Funding I, LLC, a Delaware limited liability company, by instrument recorded February 14, 2008, as No. 2008-001891, covering the following described real property situated in the above mentioned county and state, to wit: The Northerly 100 feet of the Easterly 100 feet of Lot 6 of VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (The title company advises the property address is 5540 Shasta Way, Klamath Falls, Oregon.)

Both the beneficiary and the trustee have 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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments due December 11, 2011 through April 11, 2012, for a total of \$4,938.50, plus late charges of \$98.78, plus corporate advances of \$25.00.

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: As of December 11, 2011, the principal sum of \$177,599.79 plus interest; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 10, 2012, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at main lobby of Klamath County Courthouse, 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 by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 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 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 said trust deed and the words "trustee" and "beneficiary" include their respective successors in interest, if any. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose. Dated April 23, 2012. /s/ Paul S. Cosgrove, Esq., Trustee. Lindsay, Hart, Neil & Weigler, LLP, 220 NW Skyline Blvd., Portland, OR 97210. For additional information call (503) 291-6700 or (503) 956-8139. Sale #66025-306. #14452 July 11, 18, 25, August 01, 2012.

Recorded at the request of and after recording

Return to:

Paul S. Cosgrove, Esq.; 66025-306
Lindsay, Hart, Neil & Weigler, LLP
220 NW Skyline Blvd.
Portland, OR 97210

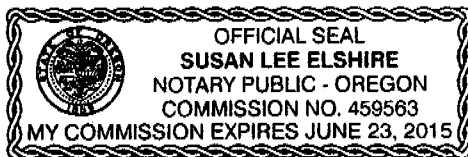
**AFFIDAVIT OF MAILING
NOTICE OF NON-JUDICIAL SALE**

STATE OF OREGON)
) ss.
County of Multnomah)

I, Molly M. Luoto, being first duly sworn, depose and say: That on August 15, 2012, I notified the Secretary of the Treasury of the United States of the proposed sale described in the attached Notice of Nonjudicial Sale, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 915 Second Avenue, M/S W245, Seattle, WA 98174, all in conformity with Reg. Sec. 301.74253(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Certified Mail at Wilsonville, Oregon on August 15, 2012.

Molly M. Luoto
Molly M. Luoto

SUBSCRIBED AND SWORN to before me this 15th day of August, 2012, by Molly M. Luoto.



Susan L. Elshire
Notary Public for Oregon
My Commission Expires: 6/23/2015

NOTICE OF NONJUDICIAL SALE

RE. **John Wade Turner and Kelley Reeves Turner**

TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property: See attached Exhibit A Trustee's Notice of Sale for full legal description.

commonly known as: 5540 Shasta Way, Klamath Falls, Oregon 97603

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held on **September 10, 2012** at 11:00 a.m., at the following location: main lobby of Klamath County Courthouse, 316 Main St., Klamath Falls, Oregon.

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$177,599.79
Interest	\$ 8,889.00
Legal fees (includes bankruptcy and foreclosure).....	\$ 2,500.00
Selling costs.....	\$ 13,000.00
Other:.....	\$

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold **is attached hereto.**

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon: (can't determine from the filing)

(ii) Taxpayers Name(s): Kelley A. Reeves

Address 5540 Shasta Way, Klamath Falls OR

(iii) Date of filing lien: November 5, 2007; Place of filing: Denver, CO

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. A copy of the Trustee's Notice of Sale/Abstract is attached hereto (if available)

5. The name and address of the person submitting this Notice of Sale is:

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

Paul S. Cosgrove, Attorney at Law
220 NW Skyline Blvd
Portland OR 97210

Telephone: 503-291-6700

DATED: August 14, 2012

Email: pcosgrove@lindsayhart.com

2007-019391

Klamath County, Oregon



00035145200700193910010017

11/14/2007 10:26:13 AM

Fee: \$5.00

Form 668 (Y)(c) (Rev. February 2004)		4653 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #6 Lien Unit Phone: (800) 913-6050		Serial Number 402302407	For Optional Use by Recording Office		
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer KELLEY A REEVES					
Residence 5540 SHASTA WAY KLAMATH FALLS, OR 97603-5154					
<p>IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).</p>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
940	12/31/2003	91-1775497	03/29/2004	04/28/2014	211.07
940	12/31/2004	91-1775497	03/14/2005	04/13/2015	79.31
941	09/30/1998	91-1775497	12/14/1998	01/13/2009	
941	09/30/1998	91-1775497	04/08/2002	05/08/2012	1206.03
941	09/30/2000	91-1775497	03/26/2001	04/25/2011	445.49
941	03/31/2001	91-1775497	07/09/2001	08/08/2011	1295.69
941	12/31/2002	91-1775497	12/08/2003	01/07/2014	91.42
941	03/31/2003	91-1775497	06/09/2003	07/09/2013	1220.62
941	06/30/2003	91-1775497	10/06/2003	11/05/2013	1624.90
941	12/31/2003	91-1775497	04/12/2004	05/12/2014	2273.47
941	03/31/2004	91-1775497	06/07/2004	07/07/2014	2377.30
Place of Filing OFFICE OF COUNTY CLERK KLAMATH COUNTY KLAMATH FALLS, OR 97601					Total \$ 10825.30

This notice was prepared and signed at DENVER, CO, on this,

the 05th day of November, 2007.

Signature *R. A. Mitchell*
for KARLA L BEESLEY

Title
REVENUE OFFICER
(541) 322-4011

26-04-1520

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971-2 C.B. 409)

Part 1 - kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X