

WC 91164

RECORDING REQUESTED BY
and When Recorded Mail to:

Fidelity National Title Insurance Company
1920 Main Street, Suite 1120
Irvine, CA , 92614
TS No: 11-03067-6
Order No: 110395526-OR-GNO
Loan No: 1099001015
TAX ID: 3909-010CA-03400

2012-009326

Klamath County, Oregon



00123184201200093260150158

08/23/2012 02:57:42 PM

Fee: \$117.00

**Affidavit(s) of
RECORDING COVER SHEET
Pursuant to ORS 205.234**

Affidavit of Mailing Trustee's Notice of Sale

Direct: Valdemar Botello, Emily Salgado

Indirect: DOLORES J. BURTON, A SINGLE WOMAN AS HER SOLE AND SEPARATE
PROPERTY

Affidavit of Posting and Service

Direct: Nationwide Process Service, Inc

Indirect: DOLORES J. BURTON, A SINGLE WOMAN AS HER SOLE AND SEPARATE
PROPERTY

Affidavit of Publication

Direct: Herald & News (OR)

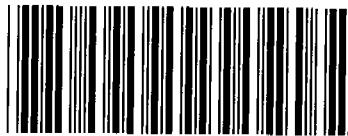
Indirect: DOLORES J. BURTON, A SINGLE WOMAN AS HER SOLE AND SEPARATE
PROPERTY

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: DOLORES J. BURTON, A SINGLE WOMAN AS HER SOLE AND SEPARATE
PROPERTY**

**Current Beneficiary: Wells Fargo Bank Minnesota, NA, as Trustee for Southern Pacific Secured
Assets Corporation, Mortgage Loan Asset Backed Pass-Through Certificates, Series 1998-1**

117AWL



Walz Affidavit #: 3229825

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/11/2012

Ref. No.: 11-03067-6

MailbatchID: 432127

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 11, 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.


Affiant Emily Salgado

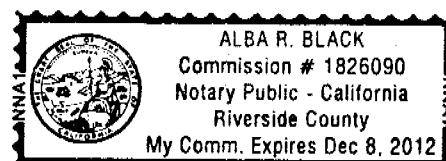
ORGRNTR
7196 9006 9296 0237 6486
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN STREET
KLAMATH FALLS, OR 97603

ORGRNTR
7196 9006 9296 0237 6516
REF #: 11-03067-6
CURRENT OCCUPANT
3936 AUSTIN STREET
KLAMATH FALLS, OR 97603

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

ORGRNTR
7196 9006 9296 0237 6493
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN
KLAMATH FALLS, OR 97603

ORGRNTR
7196 9006 9296 0237 6509
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN ST
KLAMATH FALLS, OR 97603



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 #: 3229533

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/11/2012

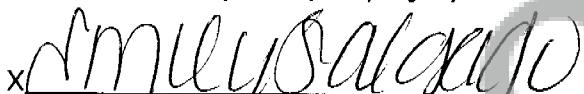
Ref. No.: 11-03067-6

MailbatchID: 432065

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 11, 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

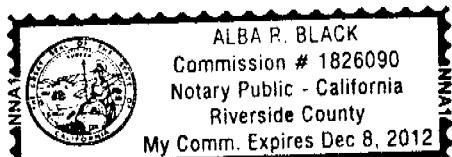
ORGRNTR
2262689290
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN STREET
KLAMATH FALLS, OR 97603

ORGRNTR
2262689291
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN
KLAMATH FALLS, OR 97603

ORGRNTR
2262689292
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN ST
KLAMATH FALLS, OR 97603

ORGRNTR
2262689293
REF #: 11-03067-6
CURRENT OCCUPANT
3936 AUSTIN STREET
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)

NOTICE:

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

Re: TS#: 11-03067-6
Loan #: 1099001015

This notice is about your mortgage loan on your property at 3936 AUSTIN STREET, 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 June 5, 2012 to bring your mortgage loan current was \$5,681.89. 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 888-828-2377 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:

Wells Fargo Bank c/o FIDELITY NATIONAL TITLE INSURANCE COMPANY 1920 Main Street, Suite 1120, Irvine, CA 92614

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

Date and time: October 16, 2012 at 10:00 AM

Place: on the front steps of the Circuit Court, 316 Main Street., in the City of 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 anytime before the sale.
3. You can call Wells Fargo Bank, N.A at 888-828-2377 to request that your lender 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://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.

June 11, 2012

FIDELITY NATIONAL TITLE INSURANCE COMPANY, Trustee



Stephanie Islas, Authorized Signature

Trustee telephone number: 949-252-4900

Trustee Address: 1920 Main Street, Suite 1120 , Irvine, CA 92614



Walz Affidavit #: 3232403

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/13/2012

Ref. No.: 11-03067-6

MailbatchID: 432586

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 13, 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 Valdemar Botello
Affiant Valdemar Botello

ORNOD
7196 9006 9296 0294 3664
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN STREET
KLAMATH FALLS, OR 97603

ORNOD
7196 9006 9296 0294 3695
REF #: 11-03067-6
BETTY BUTLER
289 SW 'C' STREET, NO. 20
MADRAS, OR 97741

ORNOD
7196 9006 9296 0294 3725
REF #: 11-03067-6
DEBBIE ECCLES
3936 AUSTIN STREET
KLAMATH FALLS, OR 97601

ORNOD
7196 9006 9296 0294 3671
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN ST
KLAMATH FALLS, OR 97603

ORNOD
7196 9006 9296 0294 3701
REF #: 11-03067-6
CURRENT OCCUPANT
3936 AUSTIN STREET
KLAMATH FALLS, OR 97603

ORNOD
7196 9006 9296 0294 3732
REF #: 11-03067-6
DEBBIE ECCLES
PO BOX 341
KLAMATH FALLS, OR 97601

ORNOD
7196 9006 9296 0294 3688
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN
KLAMATH FALLS, OR 97603

ORNOD
7196 9006 9296 0294 3718
REF #: 11-03067-6
DEBBIE ECCLES
3936 AUSTIN STREET
PO BOX 341
KLAMATH FALLS, OR 97601

ORNOD
7196 9006 9296 0294 3749
REF #: 11-03067-6
DEBBIE ECCLES
C/O PARKS & PARKS, ATTORNEYS
AT LAW MATTHEW T. PARKS, OSB
#00089
832 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/13/2012

Ref. No.: 11-03067-6

MailbatchID: 432586

ORNOD
7196 9006 9296 0294 3756
REF #: 11-03067-6
LINDA KILGORE
1751 ETNA STREET
KLAMATH FALLS, OR 97603

ORNOD
7196 9006 9296 0294 3763
REF #: 11-03067-6
KENNETH KNIGHT
PO BOX 66
SILETZ, OR 97380

ORNOD
7196 9006 9296 0294 3770
REF #: 11-03067-6
NORTH STAR CAPITAL ACQUISITION
C/O JOHNSON MARK LLC JOHN H.
WILKINSON
901 N BRUTSCHER STREET, SUITE
D401
NEWBERG, OR 97132

ORNOD
7196 9006 9296 0294 3787
REF #: 11-03067-6
NORTH STAR CAPITAL ACQUISITION
C/O JOHNSON MARK LLC
901 N BRUTSCHER STREET, SUITE
D401
NEWBERG, OR 97132

ORNOD
7196 9006 9296 0294 3794
REF #: 11-03067-6
CAROL SWISHER
18435 REDWOOD HIGHWAY
PO BOX 417
SELMA, OR 97538

ORNOD
7196 9006 9296 0294 3800
REF #: 11-03067-6
CAROL SWISHER
18435 REDWOOD HIGHWAY
SELMA, OR 97538

ORNOD
7196 9006 9296 0294 3817
REF #: 11-03067-6
CAROL SWISHER
PO BOX 417
SELMA, OR 97538

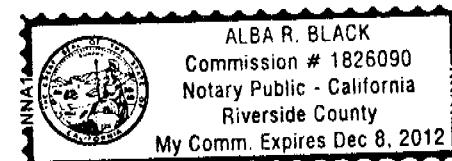
ORNOD
7196 9006 9296 0294 3824
REF #: 11-03067-6
CAROL SWISHER
C/O PARKS & PARKS, ATTORNEYS
AT LAW MATTHEW T. PARKS, OSB
#00089
832 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

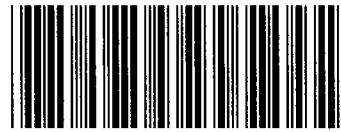
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

Subscribed and sworn to (or affirmed) before me on this 15 day of June (month),
2012 (year), by Valdemar Botello, 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 #: 3231872

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/13/2012

Ref. No.: 11-03067-6

MailbatchID: 432464

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 13, 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

ORNOD
2262774611
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN STREET
KLAMATH FALLS, OR 97603

ORNOD
2262774614
REF #: 11-03067-6
BETTY BUTLER
289 SW 'C' STREET, NO. 20
MADRAS, OR 97741

ORNOD
2262774617
REF #: 11-03067-6
DEBBIE ECCLES
3936 AUSTIN STREET
KLAMATH FALLS, OR 97601

ORNOD
2262774612
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN ST
KLAMATH FALLS, OR 97603

ORNOD
2262774615
REF #: 11-03067-6
CURRENT OCCUPANT
3936 AUSTIN STREET
KLAMATH FALLS, OR 97603

ORNOD
2262774618
REF #: 11-03067-6
DEBBIE ECCLES
PO BOX 341
KLAMATH FALLS, OR 97601

ORNOD
2262774613
REF #: 11-03067-6
DOLORES J BURTON
3936 AUSTIN
KLAMATH FALLS, OR 97603

ORNOD
2262774616
REF #: 11-03067-6
DEBBIE ECCLES
3936 AUSTIN STREET
PO BOX 341
KLAMATH FALLS, OR 97601

ORNOD
2262774619
REF #: 11-03067-6
DEBBIE ECCLES
C/O PARKS & PARKS, ATTORNEYS
AT LAW MATTHEW T. PARKS, OSB
#00089
832 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

AFFIDAVIT OF MAILING

Default Resolution Network

Date: 06/13/2012

Ref. No.: 11-03067-6

MailbatchID: 432464

ORNOD
2262774620
REF #: 11-03067-6
LINDA KILGORE
1751 ETNA STREET
KLAMATH FALLS, OR 97603

ORNOD
2262774621
REF #: 11-03067-6
KENNETH KNIGHT
PO BOX 66
SILETZ, OR 97380

ORNOD
2262774622
REF #: 11-03067-6
NORTH STAR CAPITAL ACQUISITION
C/O JOHNSON MARK LLC JOHN H.
WILKINSON
901 N BRUTSCHER STREET, SUITE
D401
NEWBERG, OR 97132

ORNOD
2262774623
REF #: 11-03067-6
NORTH STAR CAPITAL ACQUISITION
C/O JOHNSON MARK LLC
901 N BRUTSCHER STREET, SUITE
D401
NEWBERG, OR 97132

ORNOD
2262774624
REF #: 11-03067-6
CAROL SWISHER
18435 REDWOOD HIGHWAY
PO BOX 417
SELMA, OR 97538

ORNOD
2262774625
REF #: 11-03067-6
CAROL SWISHER
18435 REDWOOD HIGHWAY
SELMA, OR 97538

ORNOD
2262774626
REF #: 11-03067-6
CAROL SWISHER
PO BOX 417
SELMA, OR 97538

ORNOD
2262774627
REF #: 11-03067-6
CAROL SWISHER
C/O PARKS & PARKS, ATTORNEYS
AT LAW MATTHEW T. PARKS, OSB
#00089
832 KLAMATH AVENUE
KLAMATH FALLS, OR 97601

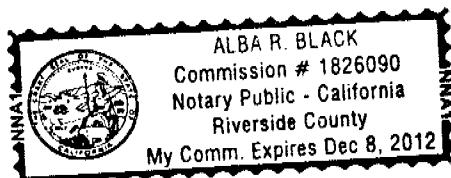
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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)

Alba R. Black



TRUSTEE'S NOTICE OF SALE

Loan No: 1099001015
T.S. No.: 11-03067-6

Reference is made to that certain Deed of Trust dated as of February 5, 1998 made by, DOLORES J. BURTON, A SINGLE WOMAN AS HER SOLE AND SEPARATE PROPERTY, as the original grantor, to ASPEN TITLE & ESCROW, as the original trustee, in favor of SOUTHERN PACIFIC FUNDING CORPORATION, A CALIFORNIA CORPORATION, as the original beneficiary, recorded on February 13, 1998, Book /VOL M98 Page 4772 of Official Records in the Office of the Recorder of Klamath County, Oregon (the "Deed of Trust").

The current beneficiary is: Wells Fargo Bank Minnesota, NA, as Trustee for Southern Pacific Secured Assets Corporation, Mortgage Loan Asset Backed Pass-Through Certificates, Series 1998-1, (the "Beneficiary").

APN: 3909-010CA-03400

Lot 5, Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the South 50 feet thereof.

Commonly known as: 3936 AUSTIN STREET, 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: \$5,681.89 as of June 5, 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 \$31,330.12 together with interest thereon at the rate of 9.37500% per annum from April 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 16, 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, 1920 Main Street, Suite 1120, Irvine, CA
92614 949-252-4900**

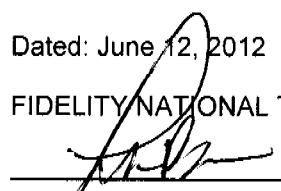
**FOR SALE INFORMATION CALL: 714.730.2727
Website for Trustee's Sale Information: www.lpsasap.com**

TRUSTEE'S NOTICE OF SALE

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 12, 2012

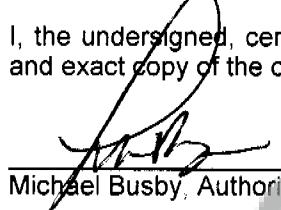
FIDELITY NATIONAL TITLE INSURANCE COMPANY, Trustee



Michael Busby, Authorized Signature

State of California
County of Orange

I, the undersigned, certify that I am the Trustee Sale Officer and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.



Michael Busby, Authorized Signature

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for October 16, 2012. The date of this sale may be postponed. Unless the lender who 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 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 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.

Free legal assistance:

Oregon Law Center

Portland: 503-295-2760
Coos Bay: 800-303-3638
Ontario: 888-250-9877
Salem: 503-485-0696
Grants Pass: 541-476-1058
Woodburn: 800-973-9003
Hillsboro: 877-726-4381
<http://www.oregonlawcenter.org/>

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: <http://www.osbar.org> or <http://www.osbar.org/public/ris/ris.html>.

AFFIDAVIT OF SERVICE

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 upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "Property Address":

**3936 Austin Street
Klamath Falls, OR 97603**

By delivering such copy, personally and in person to **DEBBIE ECCLES**, at the above Property Address on June 18, 2012 at 9:12 AM.

On 06/14/2012 at 12:42 PM, 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).

The effective date of service upon an occupant at the Property Address is **06/14/2012** 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 19th day of June, 20 12
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

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



289773

**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#14387 SALE BURTON
#4258767

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:

06/21/2012 06/28/2012 07/05/2012 07/12/2012

Total Cost: \$1010.00

Jeanine P Day
Subscribed and sworn by Jeanine P Day before me on:
21st day of July in the year of 2012

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



**OFFICIAL SEAL
DEBRA A GRIBBLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 468355
My Commission Expires MAY 15, 2016**

**TRUSTEE'S NOTICE OF SALE
Loan No: 1099001015 T.S. No.: 11-03067-6**

Reference is made to that certain Deed of Trust dated as of February 5, 1998 made by, DOLORES J. BURTON, A SINGLE WOMAN AS HER SOLE AND SEPARATE PROPERTY, as the original grantor, to ASPEN TITLE & ESCROW, as the original trustee, in favor of SOUTHERN PACIFIC FUNDING CORPORATION, A CALIFORNIA CORPORATION, as the original beneficiary, recorded on February 13, 1998, Book /VOL M98 Page 4772 of Official Records in the Office of the Recorder of Klamath County, Oregon (the "Deed of Trust"). The current beneficiary is: Wells Fargo Bank Minnesota, NA, as Trustee for Southern Pacific Secured Assets Corporation, Mortgage Loan Asset Backed Pass-Through Certificates, Series 1998-1, (the "Beneficiary"), APN: 3909-010CA-03400 Lot 5, Block 5, THIRD ADDITION TO ALTA-MONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the South 50 feet thereof. Commonly known as: 3936 AUSTIN STREET, 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: \$5,681.89 as of June 5, 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 \$31,330.12 together with interest thereon at the rate of 9.37500% per annum from April 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 16, 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, 1920 Main Street, Suite 1120, Irvine, CA 92614 949-252-4900 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 12, 2012 FIDELITY NATIONAL TITLE INSURANCE COMPANY, Trustee Michael Busby, Authorized Signature A-4258767
06/21/2012, 06/28/2012, 07/05/2012, 07/12/2012.
#14387 JUNE 21, 28, JULY 05, 12, 2012.