

BL

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



# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

2012-011584

Klamath County, Oregon



00125928201200115840090095

10/17/2012 03:24:07 PM

Fee: \$77.00

 SPACE RESERVED  
FOR  
RECORDER'S USE

Tonya Trujillo  
 816 West Oregon Avenue  
 Klamath Falls, OR 97601  
Grantor's Name and Address\*  
 Amerititle Neal G. Buchanan, Attorney  
 435 Oak Avenue  
 Klamath Falls, OR 97601  
Successor Trustee's Name and Address\*  
 Don Purio Development Company, LLC  
 An Oregon Limited Liability Co.  
 3245 Homedale Road, Klamath Falls, OR 97603  
Beneficiary's Name and Address\*

After recording, return to (Name and Address):

Neal G. Buchanan, Attorney at Law  
 435 Oak Avenue

Klamath Falls, OR 97601

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

STATE OF OREGON, County of Klamath ) ss.I, Neal G. Buchanan, being first duly sworn, depose, and say:

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 named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

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

Name

Address

SEE ATTACHED EXHIBIT A

These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; (d) any person requesting notice as set forth in ORS 86.785; and (e) if the owner of the subject real property dies and the property is also subject to a transfer on death deed, the beneficiary or beneficiaries designated under the transfer on death deed.\*

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

Neal G. Buchanan

\_\_\_\_\_, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on June 26, 2012. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, as well as any other person owing an obligation, the performance of which is secured by the trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.



SIGNED AND SWORN TO before me on June 26  
 by Neal G. Buchanan, Attorney for Trustee

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

\* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed.  
 PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.



# EXHIBIT A

NAME	ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
Tonya Trujillo aka Tonya Musselman aka Tonya Trujillo- Musselman	816 W. Oregon Avenue Klamath Falls, OR 97601	Fee Owner & Grantor
Credit Bureau of Klamath County	Angela M. Trainor Registered Agent 839 Main Street Klamath Falls, OR 97601	Judgment entered in Klamath County Circuit Court Case No. 1104161CVT
Damian Trujillo	619 Romine McKeesport, PA 15132	Judgments entered in Klamath County Circuit Court Case No. 1100554CV
William Leon Trujillo	619 Romine McKeesport, PA 15132	Judgments entered in Klamath County Circuit Court Case No. 110554CV
Nathan Ratliff Attorney At Law	620 Main Street Klamath Falls, OR 97601	Attorney for Damian Trujillo and William Leon Trujillo
State of Oregon	c/o Klamath County District Attorney 316 Main Street Klamath Falls, OR 97601	Judgment entered in Klamath County Circuit Court Case No. 1200855CR



RETURN OF SERVICE

STATE OF OREGON )

County of Klamath )

COURT CASE NO. 2012-007045

I HEREBY CERTIFY THAT on 6-27-2012 I received the

( ) Summons & Complaint	( ) Summons & Petitions	( ) Petition
( ) Complaint	( ) Petition	( ) Answer
( ) Motion	( ) Affidavit	( ) Order
( ) Order to Show Cause	( ) Restraining Order	( ) Subpoena
( ) Citation	( ) Small Claim	( ) Notice

(X) Trustees Notice of Sale - Notice of Default + Election to Sell

for service on the within named: Tonya Trujillo

( ) SERVED: \_\_\_\_\_ personally and in person at \_\_\_\_\_

5180 Nickolas Drive Klamath Falls OR 97603

( ) SUBSTITUTE SERVICE: By leaving a true copy with \_\_\_\_\_

\_\_\_\_\_, a person over the age of fourteen years, who resides at the place of abode of the within named \_\_\_\_\_, at said abode: \_\_\_\_\_

( ) OFFICE SERVICE: By leaving a true copy with \_\_\_\_\_

the person in charge of the office maintained for the conduct of business by \_\_\_\_\_

( ) CORPORATE: By leaving a true copy with \_\_\_\_\_

of said corporation.

(X) OTHER METHOD: POSTED

( ) NOT FOUND: After due and diligent search and inquiry, I hereby return that I have been unable to find the within named \_\_\_\_\_ within Klamath County.

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY, STATE OF OREGON.

DATE AND TIME OF SERVICE OR NOT FOUND: 6-27-12 1:30 PM

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

By: Tonya Trujillo



EC

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



# TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

Tonya Trujillo816 West Oregon AvenueKlamath Falls, OR 97601

To

Grantor

Amerititle Neal G. Buchanan, Attorney435 Oak AvenueAs Successor TrusteeKlamath Falls, OR 97601Successor

Trustee

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

Neal G. Buchanan,Attorney at Law435 Oak AvenueKlamath Falls, OR 97601

STATE OF OREGON,

County of Klamath

} ss.

I, Neal G. Buchanan, Attorney at Law

being first duly sworn, depose, say and certify that:

I am the Successor

trustee in that certain trust deed executed and delivered by

Tonya Trujillo

, as grantor, to

Amerititle, An Oregon Corporation

, as trustee,

in favor of Don Purio Development Company, LLC

, as beneficiary,

dated June 10, 2011, recorded on June 15, 2011

, in the Records of

KlamathCounty, Oregon, in ☐ book ☐ reel ☒ volume No. 2011 at page 007265and/or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. \_\_\_\_\_ (indicate which), covering the following

described real property situated in the above-mentioned county and state, to-wit:

**Lot 36 of TRACT 1445, REGENCY ESTATES PHASE 3, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon**

**The beneficial interest was assigned by instrument dated August 9, 2011, recorded at  
Volume 2011, page 009177 to Don Purio.**

**By appointment of Successor Trustee dated April 30, 2012, recorded May 1, 2012 at  
Volume 2012, page 004523, Neal G. Buchanan, Attorney at Law was appointed Successor  
Trustee.**

I hereby certify that on June 27, 2012 the above described real property was not occupied.  
The word "trustee," as used in this affidavit means any successor trustee to the trustee named in the trust deed described above.



Neal G. Buchanan  
Successor Trustee

SIGNED AND SWORN TO before me on

July 17, 2012

Notary Public for Oregon

My commission expires

9-12-14



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

I, Paul M. Eves, 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#14567 SALE TRUJILLO

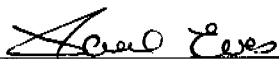
FILE NO. 12-30

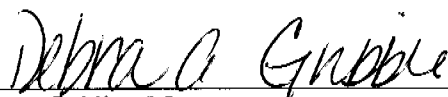
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

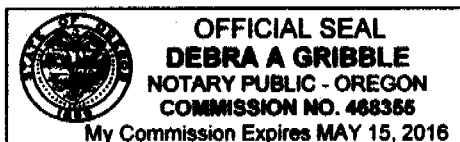
Insertion(s) in the following issues:

09/09/2012 09/16/2012 09/23/2012 09/30/2012

Total Cost: \$1037.00

  
Subscribed and sworn by Paul M. Eves before me on:  
1st day of October 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 Tonya Trujillo, as grantor, to Amerititle, An Oregon Corporation, as trustee, in favor of Don Purio Development Company, LLC, An Oregon Limited Liability Company, as beneficiary, dated June 10, 2011, recorded on June 15, 2011, in the Records of Klamath County, Oregon, in volume No. 2011 at page 007265, covering the following described real property situated in that county and state, to-wit:

Lot 36 of TRACT 1445, REGENCY ESTATES PHASE 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The beneficial interest was assigned by instrument dated August 9, 2011, recorded at Volume 2011, page 009177 to Don Purio.

By appointment of Successor Trustee dated April 30, 2012, recorded May 1, 2012 at Volume 2012, page 004523, Neal G. Buchanan, Attorney at law was appointed Successor Trustee.

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

- A) Failure to pay the payment due March 15, 2012 in the sum of \$900.53 (together with collection charges), and the payment due each month thereafter in like amount.
- B) Failure to provide proof of payment of real property taxes
- C) Failure to provide proof of insurance

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

- A) Unpaid balance in the sum of \$157,220.30 together with interest thereon at the rate of 5% per annum from February 21, 2012; and
- B) Proof of payment of real property taxes and insurance; and
- C) Costs, fees and expenses of the Trust, including cost of title search and Trustee and Attorney fees incurred.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 30, 2012, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

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

DATED June 26, 2012  
/s/NEAL G. BUCHANAN  
Successor, Trustee  
435 Oak Avenue, Klamath Falls, OR 97601  
#14567 September 09, 16, 23, 30, 2012.



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

**AFFIDAVIT OF MAILING TRUSTEE'S**

**NOTICE OF SALE**



**Tonya Trujillo**

**816 West Oregon Avenue**

**Klamath Falls, OR 97601**

Grantor's Name and Address\*

**Amerititle, Neal G. Buchanan, Attorney**

**435 Oak Avenue**

**Klamath Falls, OR 97601**

Trustee's Name and Address\*

**Don Purio Development Company, LLC**

**An Oregon Limited Liability Co.**

**33245 Homedale Road, Klamath Falls, OR 97603**

Beneficiary's Name and Address\*

After recording, return to (Name and Address):

**Neal G. Buchanan, Attorney at Law**

**435 Oak Avenue**

**Klamath Falls, OR 97601**

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, County of **Klamath** ) ss.

I, **Neal G. Buchanan**, being first duly sworn, depose, and say:

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 named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

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

Name

Address

**Exclusive Real Estate Management, LLC**

**c/o Kristy Marie Hanson, Registered Agent**  
**519 Main Street**  
**Klamath Falls, OR 97601**

These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; (d) any person requesting notice as set forth in ORS 86.785; and (e) if the owner of the subject real property dies and the property is also subject to a transfer on death deed, the beneficiary or beneficiaries designated under the transfer on death deed.\*

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

**Neal G. Buchanan**

\_\_\_\_\_, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at **Klamath Falls**, Oregon, on **October 2, 2012**. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, as well as any other person owing an obligation, the performance of which is secured by the trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.



SIGNED AND SWORN TO before me on \_\_\_\_\_  
by **Neal G. Buchanan, Attorney for Trustee**

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

\* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed.  
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.



BB

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



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Tonya Trujillo

\_\_\_\_\_, as grantor,  
to Amerititle, An Oregon Corporation, as trustee,  
in favor of Don Purio Development Company, LLC, An Oregon Limited Liability Company, as beneficiary,  
dated June 10, 2011, recorded on June 15, 2011, in the Records of  
Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. 2011 at page 007265,  
and/or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. \_\_\_\_\_ (indicate which), covering the following  
described real property situated in that county and state, to-wit:

**Lot 36 of TRACT 1445, REGENCY ESTATES PHASE 3, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.**

**The beneficial interest was assigned by instrument dated August 9, 2011, recorded at  
Volume 2011, page 009177 to Don Purio.**

**By appointment of Successor Trustee dated April 30, 2012, recorded May 1, 2012 at  
Volume 2012, page 004523, Neal G. Buchanan, Attorney at Law was appointed Successor  
Trustee.**

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

- A) Failure to pay the payment due March 15, 2012 in the sum of \$900.53 (together with collection charges), and the payment due each month thereafter in like amount.**
- B) Failure to provide proof of payment of real property taxes**
- C) Failure to provide proof of insurance**

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

- A) Unpaid balance in the sum of \$157,220.30 together with interest thereon at the rate of 5% per annum from February 21, 2012; and**
- B) Proof of payment of real property taxes and insurance; and**
- C) Costs, fees and expenses of the Trust, including cost of title search and Trustee and Attorney fees incurred.**

WHEREFORE, notice is hereby given that the undersigned trustee will on October 30, 2012, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue

in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

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

DATED June 26, 2012

Neal G. Buchanan  
NEAL G. BUCHANAN

Successor

, Trustee

435 Oak Avenue

ADDRESS

Klamath Falls, OR 97601

CITY

STATE

ZIP

PHONE

I certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

(CONTINUED)

Attorney for Trustee



## NOTICE TO RESIDENTIAL TENANTS\*

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for (date) October 30, 2012. 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 sale 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.

SERVE:\*\* Occupant  
5180 Nickolas Drive  
Klamath Falls, OR 97603

\*ORS 86.750(2)(b) states, in relevant part: "The copy of the notice of sale required to be published \*\*\* does not need to include the notice to tenants required under ORS 86.745(9)."

\*\*If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in the name and address of party to be served. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed. The effective date of a notice served on an occupant of the premises in accordance with ORS 86.750 is the date of personal service pursuant to ORS 86.750(1)(a) or the date of first posting pursuant to ORS 86.750(1)(b)(A).



# EXHIBIT A

NAME	ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
Tonya Trujillo aka Tonya Musselman aka Tonya Trujillo- Musselman	816 W. Oregon Avenue Klamath Falls, OR 97601	Fee Owner & Grantor
Credit Bureau of Klamath County	Angela M. Trainor Registered Agent 839 Main Street Klamath Falls, OR 97601	Judgment entered in Klamath County Circuit Court Case No. 1104161CVT
Damian Trujillo	619 Romine McKeesport, PA 15132	Judgments entered in Klamath County Circuit Court Case No. 1100554CV
William Leon Trujillo	619 Romine McKeesport, PA 15132	Judgments entered in Klamath County Circuit Court Case No. 110554CV
Nathan Ratliff Attorney At Law	620 Main Street Klamath Falls, OR 97601	Attorney for Damian Trujillo and William Leon Trujillo
State of Oregon	c/o Klamath County District Attorney 316 Main Street Klamath Falls, OR 97601	Judgment entered in Klamath County Circuit Court Case No. 1200855CR