

15
193-1493
AFTER RECORDING RETURN TO:

Willard L. Ransom
Sorenson, Ransom, Ferguson & Kirchoff, LLP
1867 Williams Highway, Suite 109
Grants Pass, OR 97527

2013-000579
Klamath County, Oregon
01/16/2013 09:50:31 AM
Fee: \$62.00

RECORDING COVER PAGE

(Per ORS 205.234 or ORS 205.244) This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not affect any transaction contained in the instrument itself.

Document Title: Affidavits of Service By Mail, Personal Service and Publication
(Affidavit of Mailing with original Trustee's Notice of Sale incorporated by referenced; Affidavit of Service; Affidavit of Publication)

Parties To Nonjudicial Foreclosure:

Grantor: JACOB W. COOK

Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON
Successor Trustee: WILLARD L. RANSOM

Beneficiary: JAMES D. HITCHCOCK AND NANCY C. HITCHCOCK, TRUSTEES
OF THE JAMES D. AND NANCY C. HITCHCOCK TRUST, U/A/D
November 10, 2005

Document Reference No.: 2011-013087

True and Actual Consideration: N/A

Send Tax Statements To: N/A

DO NOT REMOVE THIS PAGE FROM ORIGINAL DOCUMENT
THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

After Recording Return to:

Willard L. Ransom
DOLE, SORENSON, RANSOM & FERGUSON, LLP
1867 Williams Highway, Suite 109
Grants Pass, OR 97527

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Josephine) ss.

I, WILLARD L. RANSOM, being first duly sworn, say that:

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

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

NAME	ADDRESS
Jacob W. Cook, Grantor	736 Crescent Cutoff Road Crescent, OR 97733
Jacob W. Cook, Grantor	P.O. Box 150 Crescent, OR 97733
Jacob W. Cook, Grantor	240 N Crescent Drive, Apt. 302 Beverly Hills, CA 90210

The above-named 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.

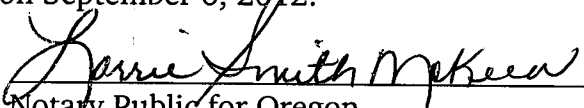
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Willard L. Ransom, attorney for the trustee named in the notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Grants Pass, Oregon, on September 6, 2012. With respect to each person or entity listed above, one such notice was mailed with by first class mail delivery and another such notice was mailed by certified mail, return receipt requested. Both mailings were made with the required postage prepaid. Each of the notices was mailed after recording of the notice of default and election to sell described in the notice of sale.

Included with the Trustee's Notice of Sale mailed to the Grantor, and the Grantor's successor-in-interest (if applicable) were the Notice and Loan Modification Request Form in compliance with ORS 86.737.


Willard L. Ransom

SUBSCRIBED and SWORN to before on September 6, 2012.




Notary Public for Oregon

My Commission Expires: 2/9/2016

TRUSTEE'S NOTICE OF SALE

The obligations secured by the trust deed described in this notice are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.795. No action is currently pending to recover any part of the debt secured by the trust deed. The following information is given, pursuant to ORS 86.735 and ORS 86.745:

1. PARTIES: The parties to the trust deed described in this notice are: Grantor: JACOB W. COOK; Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON; Beneficiary: JAMES D. HITCHCOCK and NANCY C. HITCHCOCK, TRUSTEES OF THE JAMES D. AND NANCY C. HITCHCOCK TRUST, u/a/d November 10, 2005.

2. PROPERTY: The address of the property covered by the trust deed is 736 Crescent Cutoff Road, Crescent, OR 97733, more particularly described as follows: A parcel of land situate in the SE ¼ of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northeast corner of the SE ¼ of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence West along the North line of the SE ¼, 220 feet; thence South parallel to the East line of the SE ¼, to the North line of Elk Drive; thence Easterly along the North line of Elk Drive to a point lying South of the point of beginning; thence North to the point of beginning. Excepting therefrom any portion lying within a Klamath County Roadway.

3. DESCRIPTION OF THE TRUST DEED SUBJECT OF THIS NOTICE: Dated November 18, 2011; recorded November 23, 2011; as Recording Number 2011-013087, records of Klamath County, Oregon.

4. DEFAULTS: The defaults for which foreclosure is made is grantor's failure to pay when due the following sums: Failure to pay the monthly installments of \$300 each due on the 21st day of each month, unpaid for installments falling due on March 21, April 21, May 21, June 21, and July 21, 2012.

5. BALANCE OWING: The sums owing on the obligations secured by the trust deed are: The entire unpaid principal balance of Twenty-nine Thousand, Nine Hundred Eighty-five and 20/100ths Dollars (\$29,985.20), together with interest thereon at the rate of twelve percent (12%) per annum from February 21, 2012, until paid; plus late charges accruing at \$15 per month on each installment not received within 15 days of the due date.

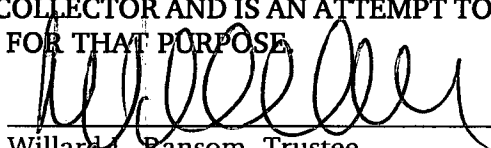
6. ELECTION TO SELL: The beneficiary and the trustee, by reason of the defaults set out above have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

7. SALE: The property will be sold in the manner prescribed by law on Thursday, January 24, 2013, at 11:00 A.M. in accord with the standard of time established by ORS 187.110, at the following place: the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.

8. RIGHT TO CURE DEFAULT UNDER ORS 86.753: 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 the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

DATED: September 5, 2012


Willard L. Ransom, Trustee

STATE OF OREGON, County of Josephine) ss.

I, the undersigned, 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.

Attorney for said Trustee

AFFIDAVIT OF SERVICE
TRUSTEE'S NOTICE OF SALE

Case Number: _____

Beneficiary:

JAMES D. HITCHOCK and NANCY C. HITCHCOCK,

vs.

Grantor:

JACOB W. COOK,

For:

Willard L. Ransom

Dole, Sorenson, Ransom, Ferguson, LLP

1867 Williams Highway #109

Grants Pass, OR 97527

Received by Maple Leaf Legal Services on the 10th day of September, 2012 at 7:00 am to be served on **All Occupants, 736 Crescent Cutoff Road, Crescent, OR 97733.**

I, Eric Mathews, being duly sworn, depose and say that on the **12th day of September, 2012 at 8:13 am, I:**

POSTED after Personal Service was attempted by firmly attaching by all four corners a true copy of the **TRUSTEE'S NOTICE OF SALE** with the dates and hours of service endorsed thereon by me, to a conspicuous place on the property of the within named person's **RESIDENCE** at the address of: **736 Crescent Cutoff Road, Crescent, OR 97733.**

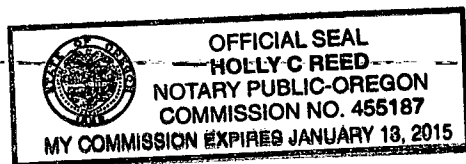
Additional Information pertaining to this Service:

09/12/2012 @ 813AM-Posted/Residence Vacant

09/16/2012 @ 1130AM-Posted/Residence Vacant

09/22/2012 @ 920AM-Third and Final Posting/Residence Vacant

I certify that I am over the age of 18, have no interest in the above action, and am a Process Server, in good standing, in the judicial circuit in which the process was served.



Subscribed and Sworn to before me on the 2nd day of October, 2012 by the affiant who is personally known to me.

Holly C. Reed

NOTARY PUBLIC

Eric Mathews

Eric Mathews
Process Server

Maple Leaf Legal Services
P.O. Box 7259
Bend, OR 97708
(541) 420-2449

Our Job Serial Number: DBZ-2012000070

**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#14671 SALE COOK

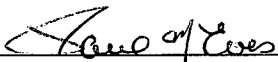
TRUSTEE'S NOTICE OF SALE

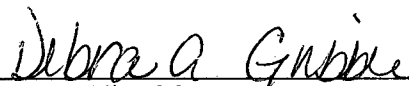
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

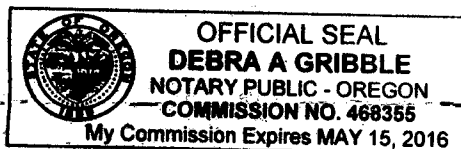
Insertion(s) in the following issues:

12/07/2012 12/14/2012 12/21/2012 12/28/2012

Total Cost: \$983.00


Subscribed and sworn by Paul M. Eves before me on:
28th day of December in the year of 2012


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



TRUSTEE'S NOTICE OF SALE

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DATED: September 5, 2012
Willard L. Ransom, Trustee
#14671 December 07, 14, 21, 28, 2012.