

2013-007244

Klamath County, Oregon



00138264201300072440080089

06/25/2013 09:34:51 AM

Fee: \$72.00

After Recording Return to:
Arthur P. Stangell
Attorney at Law
1800 Blankenship Rd.
West Linn, OR 97068

Klamath County

**RECORDING COVER SHEET FOR
NOTICE OF SALE PROOF OF COMPLIANCE
PER ORS 295.234**

Property located at 240 S. Rogers St., Klamath Falls, Oregon 97061

1. Affidavit of Mailing Trustee's Notice of Sale, including a copy of Trustee's Notice of Sale attached.

Grantor: Christopher Brandt and Emily Brandt, Husband and Wife
Successor Beneficiaries: Jesse Skinner and Amelia Williams

2. Affidavit of Publication, State of Oregon, County of Klamath

Grantor: Christopher Brandt and Emily Brandt, Husband and Wife
Successor Beneficiaries: Jesse Skinner and Amelia Williams

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 CONTAINED IN THE INSTRUMENT ITSELF.

After recording return to:

Arthur P. Stangell, Attorney at Law
1800 Blankenship Rd, Ste 200
West Linn, OR 97068

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

State of Oregon, County of Clackamas,) ss.

I, Arthur P. Stangell, Attorney at Law, being duly sworn on oath, depose and say that I am the attorney for the assignee's of the subsequently referred Trust Deed and Successor Trustee for the purpose of this non-judicial foreclosure. The foreclosed property had been vacated by the grantor/tenants prior to foreclosure. Successor Grantees/Beneficiaries are exempt from the Foreclosure Avoidance Mediation Program and have filed Beneficiary Exemption Affidavits.

I gave notice of sale of the real property described in the attached Trusett's Notice of Sale, Exhibit A, by causing a copy thereof to be mailed by both first class and certified mail with return receipt requested to each of the following named persons at their respective last known address, to-wit:

Precision Credit LLC
Jim Bautista, Registered Agent
117 E. Pine Street
Central Point, OR 97502
7707 3020 0002 0709 1761

January 30, 2013

State of Oregon
c/o Klamath County Courts
316 Main
Klamath Falls, OR 97601
7077 3020 0002 0709 1778

January 30, 2013

Hon Ellen F Rosenblum
Oregon Department of Justice
1162 Court St NE
Salem OR 97301
7006 2150 0002 2075 0182

January 30, 2013

Christopher Brandt, Grantors
Emily Brandt
240 S. Rogers St.
Klamath Falls, OR 97061
7006 2150 0002 2075 0243

January 30, 2013

Christopher Brandt, Grantors
Emily Brandt
6212 Shasta Way
Klamath Falls, 97603
7006 2150 0002 2075 0342

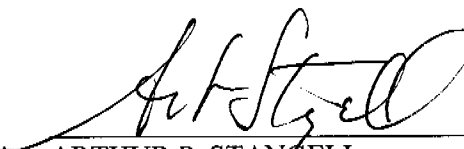
February 12, 2013

Said persons include (a) the grantors of 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 or state agency, including the Department of Revenue, 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 notice so mailed was certified to be a true copy of the original notice of sale by Arthur P. Stangell, Attorney at Law, and was mailed, postage prepaid, one sufficient for first class mail, and one sufficient for Certified Mail, Return Receipt Requested, and mailed to the above persons at the listed addresses on January 30, 2013, by myself at a post office in Clackamas County, Oregon. A second notice was mailed by certified mail, return receipt requested, and first class mail, on February 12, 2013, to grantors at a second address obtained subsequent to the first mailing. Each notice was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

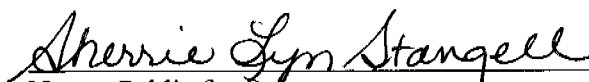
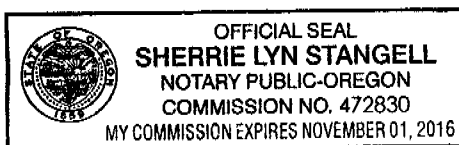
Dated this 13 day of June, 2013.



ARTHUR P. STANGELL
Attorney at Law, Successor Trustee

STATE OF OREGON)
) ss.
County of Clackamas)

Subscribed and sworn to (or affirmed) before me on this 13 day of June, 2013, by Arthur P. Stangell, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Sherrie Lyn Stangell
Notary Public for Oregon
My Commission Expires: 11-1-2016

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Chris Brandt and Emily Brandt, Husband and Wife, as grantors, to First American Title Company, as Trustee, in favor of Audrey Linn Skinner, as Beneficiary, dated March 25, 2009, recorded March 26, 2009, in the deed records of Klamath County, Oregon, as Fee No. 2009-004321. The Grantor's interest in said Trust Deed was assigned to Jesse Skinner and Amelia Williams by instrument titled Assignment of Trust Deed & Note, dated April 13, 2010, recorded April 19, 2010, in the deed records of Klamath County, Oregon, as Fee No. 2010-004648. The Successor Trustee is Arthur P. Stangell, Attorney at Law, 1800 Blankenship Rd., Suite 200, West Linn, OR 97068, appointed by document titled Substitution of Trustee, dated August 2, 2012, and recorded January 3, 2013, in the deed records of Klamath County, Oregon, as Fee No. 2013-000059. The real property covered by this notice is situated in Klamath County, Oregon, further described as:

Beginning at a point in the West Line of Rogers Street (Formerly Paul Street) 120 Feet Southerly from the Southeast corner of Lot 4 in Block 8, Lakeside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, and running thence Southerly along the Westerly Line of said Rogers Street, 60 feet; thence Westerly at right angles to first course 100 feet; thence Northerly parallel with first course 60 feet; thence Easterly 100 feet to the Point of Beginning, situate in Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being that parcel of land formerly designated as Lot 7 of Block 8, Lakeside Addition to the City of Klamath Falls, Oregon.

Commonly known as: 240 S. Rogers St., Klamath Falls, OR 97601.

Both the Beneficiaries and the Trustee have elected to sell the real property to satisfy the obligation that the Trust Deed secures 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 grantors' failure to pay when due the following sums:

\$135,629.69 with interest thereon at the rate of 7% per annum beginning January 1, 2012; plus late charges of \$10.00 each month beginning January 1, 2012

The entire balance of principal and interest which became due on March 30, 2012, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.

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 **\$135,629.69** together with interest thereon at the rate of **7%** per annum from January 1, 2012, 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.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

<u>Name and Last Known Address</u>	<u>Nature of Right, Lien or Interest</u>	
Precision Credit LLC Jim Bautista, Registered Agent 117 E. Pine Street Central Point, OR 97502	Trust Deed, Recorded in Klamath County Deed Records, Fee No. 2009- 004322	\$1,773.71
State of Oregon c/o Klamath County Courts 316 Main Klamath Falls, OR 97601	Judgment Case No. 1100735CR Judgment Case No. 1101524CR Judgment Case No. 1102382CR	\$1,000.00 \$1,000.00 \$1,000.00
Hon Ellen F Rosenblum Oregon Department of Justice 1162 Court St NE Salem OR 97301	Judgment Case No. 1100735CR Judgment Case No. 1101524CR Judgment Case No. 1102382CR	\$1,000.00 \$1,000.00 \$1,000.00

Whereof, notice hereby is given that ARTHUR P. STANGELL, Attorney at Law, the undersigned trustee will on **June 20, 2013**, at the hour of **11:00AM**, according to the standard of time established by section 187.110, Oregon Revised Statutes, **on the front steps of the Klamath County Courthouse, located at 316 Main St, Klamath Falls, OR 97601**, 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 him or the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right 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 and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

For Sale Information Call: (503) 655-7659

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the work "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 trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by **ARTHUR P. STANGELL, Attorney at Law**. If there are any irregularities discovered within 10 days of the date of this sale, that the trustee will rescind the sale, return the buyer's money and take further action as necessary.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

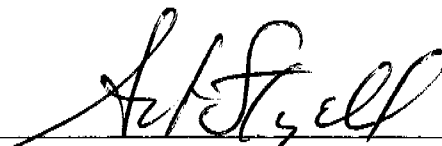
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the notice of holders' rights against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

Dated: 1/30/13



ARTHUR P. STANGELL OSB 821260
Attorney at Law, Successor Trustee
Arthur P. Stangell, Attorney at Law

Stangell & Stangell, Attorneys
Willamette 205 Executive Suites
1800 Blankenship Rd, Ste 200
West Linn, OR 97068
Phone: (503) 655-7659
Fax: (503) 655-0266

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

I, Linda Culp, Human Resources, 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#14901 SALE BRANDT
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:

05/07/2013 05/14/2013 05/21/2013 05/28/2013

Total Cost: \$2241.74

Linda Culp

Subscribed and sworn by Linda Culp before me on:
28th day of May in the year of 2013

Debra A Gribble

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 Chris Brandt and Emily Brandt, Husband and Wife, as grantors, to First American Title Company, as Trustee, in favor of Audrey Linn Skinner, as Beneficiary, dated March 25, 2009, recorded March 26, 2009, in the deed records of Klamath County, Oregon, as Fee No. 2009-004321. The Grantor's interest in said Trust Deed was assigned to Jesse Skinner and Amelia Williams by instrument titled Assignment of Trust Deed & Note, dated April 13, 2010, recorded April 19, 2010, in the deed records of Klamath County, Oregon, as Fee No. 2010-004648. The Successor Trustee is Arthur P. Stangell, Attorney at Law, 1800 Blankenship Rd., Suite 200, West Linn, OR 97068, appointed by document titled Substitution of Trustee, dated August 2, 2012, and recorded January 3, 2013, in the deed records of Klamath County, Oregon, as Fee No. 2013-000059. The real property covered by this notice is situated in Klamath County, Oregon, further described as:

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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 \$135,629.69 together with interest thereon at the rate of 7% per annum from January 1, 2012, 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.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property except:

Name and Last Known address

Nature of Right, Lien or Interest

Precision Credit LLC
Jim Bautista, Registered Agent,
117 E. Pine Street, Central Point, OR 97502

Trust Deed, Recorded in Klamath
County Deed Records, Fee No. 2009-
004322 \$1,773.71

State of Oregon
c/o Klamath County Courts
316 Main, Klamath Falls, OR 97601

Judgment Case No. 1100735CR \$1,000.00
Judgment Case No. 1101524CR \$1,000.00
Judgment Case No. 1102382CR \$1,000.00

Hon Ellen F Rosenblum
Oregon Department of Justice
1162 Court St NE, Salem, OR 97301

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**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

Dated: January 30, 2013.
/s/ARTHUR P. STANGELL OSB 821260
Attorney at Law, Successor Trustee
Arthur P. Stangell, Attorney at Law
#14901 May 07, 14, 21, 28, 2013.

Stangell & Stangell, Attorneys
Willamette 205 Executive Suites
1800 Blankenship Rd, Ste 200, West Linn, OR 97068
Phone: (503) 655-7659 Fax: (503) 655-0266