

2013-008500

Klamath County, Oregon

07/26/2013 02:03:25 PM

Fee: \$327.00

*Morehouse - 11*

**RECORDING COVER SHEET (Please Print or Type)**

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

**AFTER RECORDING RETURN TO:**

Susan T. Alterman

Kell, Alterman & Runstein, L.L.P.

520 SW Yamhill, Suite 600

Portland, OR 97204

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Aff. of Publ.; Aff. of Service re NOD; Aff. of Service re NOD (tenants);

Aff. of Service re Foreclosure Notice; Aff. of Compliance; Aff. of Service re DOJ

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Daniel J. and Valerie B. Morehouse

7936 SE Stark Street

Portland, OR 97215

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Susan T. Alterman

520 SW Yamhill, Suite 600

Portland, OR 97204

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) -- Amount in dollars or other

\$ N/A

☐ Other

**5) SEND TAX STATEMENTS TO:**

N/A

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ N/A

**8) If this instrument is being Re-Recorded, complete the following statement, in**

**accordance with ORS 205.244: "RERECORDED TO CORRECT**

**PREVIOUSLY RECORDED IN**

**BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."**

**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#14859 SALE MOREHOUSE NOTICE OF DEFAULT AND 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:

04/16/2013 04/23/2013 04/30/2013 05/07/2013

Total Cost: \$1057.52

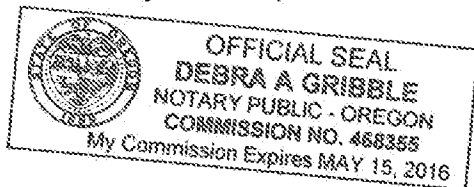
*Linda Culp*

Subscribed and sworn by Linda Culp before me on:  
7th day of May in the year of 2013

*Debra A Gribble*

Notary Public of Oregon

My commission expires on May 15, 2016



**NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing ("Deed of Trust") given by Daniel J. Morehouse and Valerie B. Morehouse, as Grantors, to Aspen Title Corp., as Trustee for the benefit of Washington Mutual Bank, a federal association, as Beneficiary. The Deed of Trust was recorded on March 6, 2008, as Document No. 2008-002879, Records of Klamath County, Oregon. In September 2008, JPMorgan Chase Bank, N.A. ("Beneficiary") acquired the Deed of Trust, the promissory note that it secures, and other assets of Washington Mutual Bank from the Federal Deposit Insurance Corporation, acting as receiver for Washington Mutual Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d). The beneficial interest under the Deed of Trust was assigned by the Federal Deposit Insurance Corporation, as Receiver for Washington Mutual Bank to JPMorgan Chase Bank, Nation Association by Assignment of Security Instrument and Loan Documents recorded on March 20, 2013 as Document No. 2012-003912, Records of Klamath County, Oregon. The Deed of Trust covers a parcel of land commonly known as 2125-2139 Blinn Street, Klamath Falls, Oregon 97601, and more specifically described as follows: Lots 9, 10 and 11, Block 63, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Code 001 MAP 3809-0298A TL 05900 KEY #185695 Code 001 MAP 3809-0298A TL 06000 KEY #185686. By Appointment of Successor Trustee recorded on January 19, 2012, as Document No. 2012-000441, Records of Klamath County, Oregon, Beneficiary appointed Susan T. Alterman, an attorney who is an active member of the Oregon State Bar, as Successor Trustee of the Deed of Trust. There is a default in the obligation secured by the Deed of Trust, which consists, in part, of the failure to pay when due the following installments by their due dates: August 1, 2011, \$4,410.47; September 1, 2011, \$4,410.47; October 1, 2011, \$4,410.47; November 1, 2011, \$4,410.47; December 1, 2011, \$4,410.47; January 1, 2012, \$4,410.47; February 1, 2012, \$4,410.47; March 1, 2012, \$4,410.47; April 1, 2012, \$4,410.47; May 1, 2012, \$4,410.47; June 1, 2012, \$4,410.47; July 1, 2012, \$4,410.47; August 1, 2012, \$4,410.47; September 1, 2012, \$4,410.47; October 1, 2012, \$4,410.47; November 1, 2012, \$4,410.47; December 1, 2012, \$4,410.47; January 1, 2013, \$4,410.47; February 1, 2013, \$4,410.47; March 1, 2013, \$4,410.47.

By reason of these defaults, Beneficiary has declared the entire unpaid balance of the obligation secured by the Deed of Trust to be due and payable and has elected to sell the property to satisfy the obligation. The principal amount owing is \$541,085.65. In addition to the principal amount owing, interest at the rate of 6.24% is owing from July 1, 2011, until paid, and default interest at the rate of 5.00% is owing from September 9, 2011, until paid. In addition to these amounts, returned check charges, appraisal fees, attorney fees, prepayment premium, late fees and other costs of collection, including the cost of \$3,880.00 for a foreclosure guarantee are owing as permitted by law.

WHEREFORE, the undersigned successor trustee will sell the interest in the property which the Grantor had the power to convey at the time of execution by Grantor of the Deed of Trust, by public auction at 10:00 a.m. on Tuesday, September 17, 2013, at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, Klamath County, Oregon. NOTICE IS FURTHER GIVEN that the grantor, the grantor's successors in interest to all or any part of the property, any beneficiary under the subordinate trust deed, and any person having a subordinate lien or encumbrance of record on the property, have the right under ORS 86.753 to have the proceeding dismissed and the Deed of Trust reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees as permitted by law, and by curing any other default complained of in the notice of default, at any time prior to five days before the date last set for the sale. DATED: April 9, 2013. SUSAN T. ALTERMAN, SUCCESSOR TRUSTEE, KELL, ALTERMAN & RUNSTEIN, L.L.P., 520 S.W. YAMHILL STREET, SUITE 600, PORTLAND, OREGON 97204-1329 - 503.222.3531.

#14859 April 16, 23, 30, May 07, 2013.

**AFFIDAVIT OF MAILING**

STATE OF OREGON  
COUNTY OF MULTNOMAH

KNOW ALL MEN BY THESE PRESENTS, that on this day, before me, a Notary Public, personally came and appeared MAY 17, 2013, as Affiant, who after being first duly sworn, upon oath stated:

1: My name is Teresa L. Dean, I am over the age of eighteen years. I have personal knowledge of the facts stated below.

2: On April 15, 2013, I mailed via First Class mail [a copy of]: NOTICE OF DEFAULT AND ELECTION TO SELL by enclosing the same in an envelope, postage prepaid, and depositing it in a post office or official depository under the care of the United States Postal Service.

3: In addition: On APRIL 15, 2013, I mailed NOTICE OF DEFAULT AND ELECTION TO SELL to the person(s) named below by enclosing the same in an envelope, postage prepaid, certified mail, with return receipt requested, and depositing it in a post office or an official depository under the care and custody of the United States Postal Service.

The person(s) and their respective, addresses are as follows:

Recipient Name(s): DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE

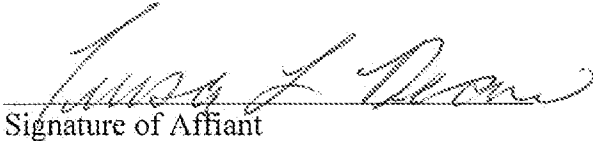
Recipient(s) Address: 5241 SHASTA WAY, KLAMATH FALLS, OR 97603

Certified mail return receipt #'s: 7012 2210 0002 6411 8810

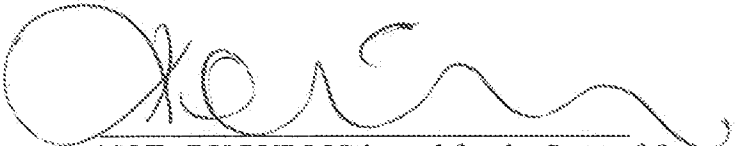
7012 2210 0002 6411 8803

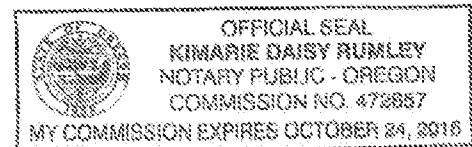
File/Loan: Notice of Default -- Morehouse -- 16

4: I have [retained/attached] a copy of the document(s) mailed.

  
\_\_\_\_\_  
Signature of Affiant

SUBSCRIBED AND SWORN to before me this 17 day of 5, 2013

  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Oregon  
Residing at: Multnomah County



2013-003820

Klamath County, Oregon

04/10/2013 02:04:07 PM

Fee: \$157.00

**NOTICE OF DEFAULT AND  
ELECTION TO SELL;  
TRUSTEE'S NOTICE OF SALE**

A TRUE COPY  
*Sweet's*

Grantor:  
Daniel J. Morehouse  
Valerie B. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603

Beneficiary:  
JPMORGAN CHASE BANK, N.A., successor to  
WASHINGTON MUTUAL BANK

Affects:  
Trust Deed recorded as Document No. 2008-002879

After recording return to:  
Susan T. Alterman  
Kell, Alterman & Runstein, L.L.P.  
520 S.W. Yamhill Street, Suite 600  
Portland, Oregon 97204-1329

**NOTICE OF DEFAULT AND ELECTION TO SELL**

**AND**

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing ("Deed of Trust") given by Daniel J. Morehouse and Valerie B. Morehouse, as Grantors, to Aspen Title Corp., as Trustee for the benefit of Washington Mutual Bank, a federal association, as Beneficiary. The Deed of Trust was recorded on March 6, 2008, as Document No. 2008-002879, Records of Klamath County, Oregon.

In September 2008, JPMorgan Chase Bank, N.A. ("Beneficiary") acquired the Deed of Trust, the promissory note that it secures, and other assets of Washington Mutual Bank from the Federal Deposit Insurance Corporation, acting as receiver for Washington Mutual Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d). The beneficial interest under the Deed of Trust was assigned by the Federal Deposit Insurance Corporation, as Receiver for Washington Mutual Bank to JPMorgan Chase Bank, National Association by Assignment of Security Instrument and Loan Documents recorded on March 20, 2013 as Document No. 2012-003012, Records of Klamath County, Oregon.

//

1 - NOTICE OF DEFAULT AND ELECTION TO SELL /  
TRUSTEE'S NOTICE OF SALE (MOREHOUSE - 16)

The Deed of Trust covers a parcel of land commonly known as 2125-2139 Biehn Street, Klamath Falls, Oregon 97601, and more specifically described as follows:

Lots 9, 10 and 11, Block 63, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code 001 MAP 3809-029BA TL 05900 KEY #185695

Code 001 MAP 3809-029BA TL 06000 KEY #185686

By Appointment of Successor Trustee recorded on January 19, 2012, as Document No. 2012-000441, Records of Klamath County, Oregon, Beneficiary appointed Susan T. Alterman, an attorney who is an active member of the Oregon State Bar, as Successor Trustee of the Deed of Trust.

There is a default in the obligation secured by the Deed of Trust, which consists, in part, of the failure to pay when due the following installments by their due dates:

<u>Date</u>	<u>Amount</u>
Each month from August 1, 2011 to and including March 1, 2013.	\$4,410.47

By reason of these defaults, Beneficiary has declared the entire unpaid balance of the obligation secured by the Deed of Trust to be due and payable and has elected to sell the property to satisfy the obligation. The principal amount owing is \$541,085.65. In addition to the principal amount owing, interest at the rate of 6.24% is owing from July 1, 2011, until paid, and default interest at the rate of 5.00% is owing from September 8, 2011, until paid. In addition to these amounts, returned check charges, appraisal fees, attorney fees, prepayment premium, late fees and other costs of collection, including the cost of \$3,880.00 for a foreclosure guarantee are owing as permitted by law.

WHEREFORE, the undersigned successor trustee will sell the interest in the property which the Grantor had the power to convey at the time of execution by Grantor of the Deed of Trust, by public auction at 10:00 a.m. on Tuesday, September 17, 2013, at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, Klamath County, Oregon.

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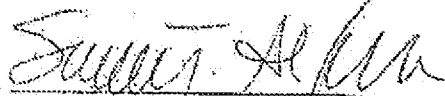
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NOTICE IS FURTHER GIVEN that the grantor, the grantor's successors in interest to all or any part of the property, any beneficiary under the subordinate trust deed, and any person having a subordinate lien or encumbrance of record on the property, have the right under ORS 86.753 to have the proceeding dismissed and the Deed of Trust reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees as permitted by law, and by curing any other default complained of in the notice of default, at any time prior to five days before the date last set for the sale.

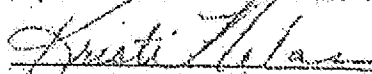
DATED: April 9, 2013.



Susan T. Alterman, Successor Trustee  
Kell, Alterman & Runstein, L.L.P.  
520 S.W. Yamhill Street, Suite 600  
Portland, Oregon 97204-1329

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

This Notice of Default and Election to Sell and Trustee's Notice of Sale was acknowledged before me on April 9, 2013, by Susan T. Alterman as her voluntary act.



Notary Public for Oregon

My Commission Expires

9/8/18

**SENDER: COMPLETE THIS SECTION**

- ☒ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Daniel J. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603*

2. Article Number  
(Transfer from service label)

7012 2210 0002 6411 8810

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service type

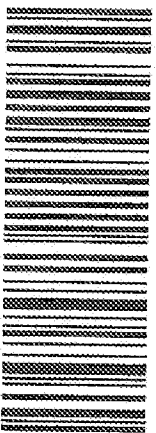
- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

*Del Altman & Kunstein  
520 SW Yamhill #600  
Portland, OR 97204*

*Daniel J. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603*

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE  
**CERTIFIED MAIL™**



7012 2210 0002 6411 8810

*Daniel J. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603*

Postage	Carriage Fee	Return Receipt Fee (Insurance Required)	Postnet Delivery Fee (Insurance Required)	Total Postage & Fees
46	3.10	2.55	6.11	

**OFFICIAL USE**  
U.S. Postal Service  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only, No Insurance Coverage Provided)  
For delivery information, visit our website at www.usps.com.

**SENDER: COMPLETE THIS SECTION**

- ☒ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Valerie B. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603

2. Article Number:  
(Transfer from service label)

7012 2210 0002 6411 8803

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-04-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☐ Agent  
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

**3. Service Type**

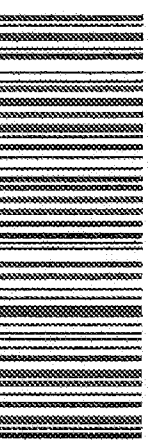
- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Kell Alterman & Krustein  
520 SW Yamhill Road  
Portland, OR 97204

Valerie B. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.  
**CERTIFIED MAIL™**



7012 2210 0002 6411 8803

U.S. Postal Service®		OFFICIAL USE	
For delivery information visit our website at www.usps.com			
(Domestic Mail Only, No Insurance Coverage Provided)			
Package	146	Certified Fee	3.10
Postage	2.53	Postage	2.53
Restricted Delivery Fee	6.11	Restricted Delivery Fee	6.11
Total Postage & Fees		146	
Sent to		Valerie B. Morehouse	
City, State, ZIP+4® or PO Box No.		5241 Shasta Way	
City, State, ZIP+4®		Klamath Falls, OR 97603	

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
793923798


AFFIDAVIT OF SERVICE OF:  
NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE  
AND NOTICE TO Tenants

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **16th day of April, 2013**, at **3:45 PM**, at the address of **2125 BIEHN Street APT 6, KLAMATH FALLS, OR**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT, RESIDENT, Ashley Romines, white female approx. 25-30 years of age 5'6"-5'8" in height weighing 120-140 lbs with brown hair.**

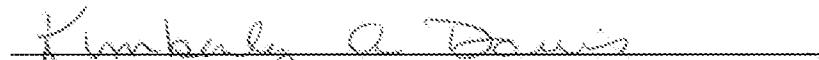
No information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013



David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

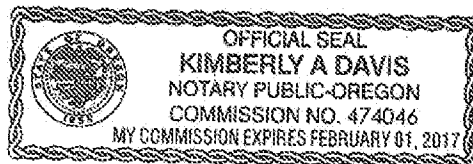
  
NOTARY PUBLIC in and for the State of Oregon  
Residing at: Klamath County  
My Commission Expires: 01 Feb 2017



FOR: Kell Alterman & Runstein,  
LLP  
REF: NOD 793923798

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: 6806990 PDX



## Statement of Property Condition

Date: 7/16/13

Case Name:

Documents: NOTICE OF SALE

Address: 2125 BIRCH ST APT 6  
KED 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☒ Single Family Dwelling ☐ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☒ 1 Story ☐ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: D.H.  
Process Server#: DAVID HARTMAN

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
793923798

AFFIDAVIT OF SERVICE OF:  
NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE

AND NOTICE TO Tenant

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **16th day of April, 2013**, at **3:50 PM**, at the address of **2125 BIEHN Street Apt 7, Klamath Falls, OR 97601**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Karen Martin, RESIDENT, A white female approx. 35-40 years of age 5'4"-5'6" in height weighing 260-280 lbs with blonde hair**, a person of suitable age and discretion who stated they reside at the defendant's/respondent's usual place of abode listed above.

No information was provided or discovered that indicates that the subjects served are members of the U.S. military.

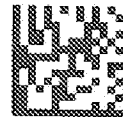
Affiant hereby states under penalty of perjury under the laws of the State of Oregon that the statement above is true and correct.

DATED this 17<sup>th</sup> day of April, 2013

David Hartman  
David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

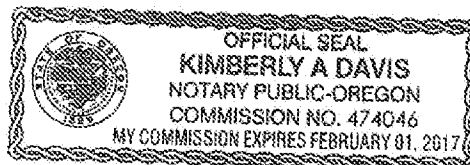
Kimberly A. Davis  
NOTARY PUBLIC in and for the State of Oregon



FOR: Kell Alterman & Runstein,  
LLP  
REF: NOD 793923798

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: 6806991 PDX



## Statement of Property Condition

Date: 4-18-13

Case Name:

Documents: Active Co Sale

Address: 2125 BJEAN ST APT 7  
KFO 97601

Property is: ☐ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☒ Single Family Dwelling ☐ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☒ 1 Story ☐ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☐ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: D.H.

Process Server#: DAVID HORTMAN

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff / Petitioner

Cause #: 793923798

vs.

Defendant / Respondent

AFFIDAVIT OF SERVICE OF:

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

*AND NOTICE To Tenant*

Hearing Date:

Witness Fee Tendered:

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

Posting

On the date and time of 4/16/13 @ 3:55 PM this affiant duly posted the above described documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous place on the property known as:

2127 BIEHN ST KLAMATH FALLS, OR 97601

2125

#8

DAVID HARTMAN

Printed Name of Process Server and Registration #

*[Signature]*

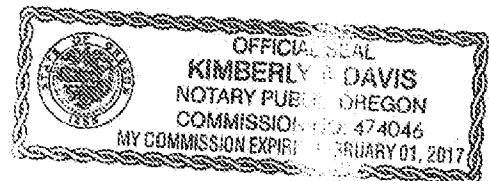
Server Signature

Subscribed and sworn to before me this 22nd day of April 2013

Kimberly A. Davis

A Notary Public in the State of Oregon

Residing at Klamath County



ABC Legal Services, Inc.  
206 521-9000  
Tracking #: 6806992



ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff / Petitioner

Cause #: 793923798

vs.

Defendant / Respondent

AFFIDAVIT OF SERVICE OF:

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Hearing Date:

Witness Fee Tendered:

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

Posting

On the date and time of 4/18/13 @ 5:30pm this affiant duly posted the above described documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous place on the property known as:

2127 BIEHN ST KLAMATH FALLS, OR 97601 #8

David Hartman

Printed Name of Process Server and Registration #

David Hartman

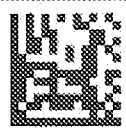
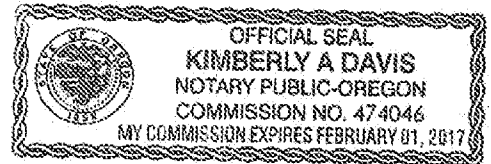
Server Signature

Subscribed and sworn to before me this 22nd of April 2013

Kimberly A Davis

A Notary Public in the State of Oregon

Residing at Klamath County



ABC Legal Services, Inc.  
206 521-9000  
Tracking #: 6806992



ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

AFFIDAVIT OF MAILING

STATE OF Oregon

County of Multnomah

)  
)  
)  
)

Cause No:

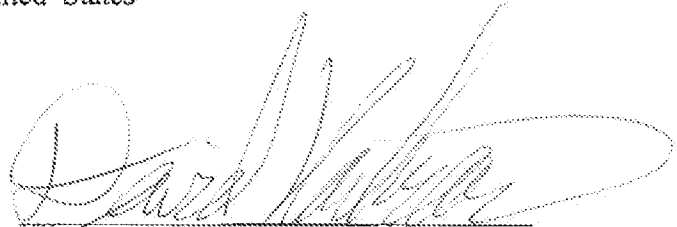
793723798

I, the undersigned, being first duly sworn, depose and say that I mailed a true copy of Trustee's Notice of Sale

To OCCUPANT

At 2125 BIEHN St #8  
KFO 97601

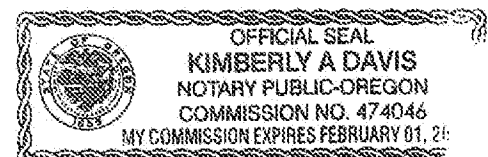
By placing said documents in a sealed envelope with first class postage thereon fully prepaid, and deposited in the United States mail on 4-22-13



ABC LEGAL SERVICES  
314 SW Fourth Ave.  
Portland, OR 97204  
(503) 727-3100

SUBSCRIBED AND SWORN to before me this 22<sup>nd</sup> day of April 2013

Kimberly A Davis



NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Cause #: 793923798

Plaintiff / Petitioner

AFFIDAVIT OF SERVICE OF:

vs.

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Defendant / Respondent

*And notice to tenant*

Hearing Date:

Witness Fee Tendered:

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

Posting

On the date and time of 4-16-13 @ 4:00 PM this affiant duly posted the above described documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous place on the property known as:

2125 BIEHN ST KLAMATH FALLS, OR 97601 #9

DAVID HARTMAN

Printed Name of Process Server and Registration #

*[Signature]*

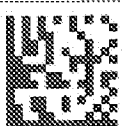
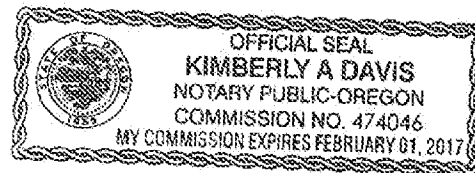
Server Signature

Subscribed and sworn to before me this April 22, 2013

Kimberly A. Davis

A Notary Public in the State of Oregon

Residing at Klamath County



ABC Legal Services, Inc.  
206 521-9000  
Tracking #: 6806993

ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff / Petitioner

Cause #: 793923798

vs.

Defendant / Respondent

AFFIDAVIT OF SERVICE OF:

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Hearing Date:

Witness Fee Tendered:

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

Posting

On the date and time of 4/18/13 @ 5:35 PM this affiant duly posted the above described documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous place on the property known as:

2125 BIEHN ST KLAMATH FALLS, OR 97601 #9

DAVID HARTMAN

Printed Name of Process Server and Registration #

David Hartman

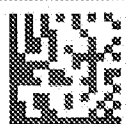
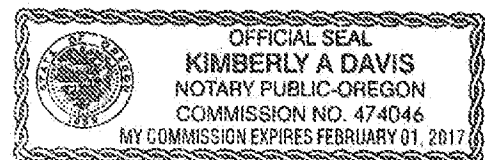
Server Signature

Subscribed and sworn to before me this April 22, 2013

Kimberly A Davis

A Notary Public in the State of Oregon

Residing at Klamath County



ABC Legal Services, Inc.  
206 521-9000  
Tracking #: 6806993



ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

AFFIDAVIT OF MAILING

STATE OF Oregon )

County of Multnomah )

Cause No:

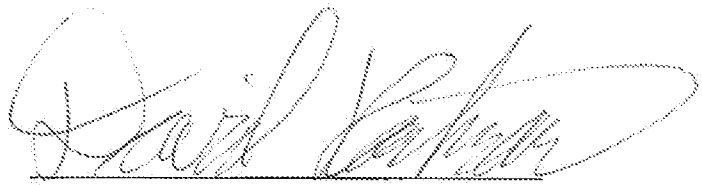
79392398

I, the undersigned, being first duly sworn, depose and say that I mailed a true copy of Trustee's Notice of Sale

To OCCUPANT

At 2125 BIEHN ST #9  
KFO 97601

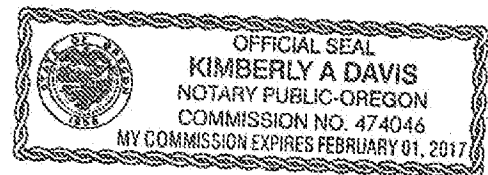
By placing said documents in a sealed envelope with first class postage thereon fully prepaid, and deposited in the United States mail on 4/22/13



ABC LEGAL SERVICES  
314 SW Fourth Ave.  
Portland, OR 97204  
(503) 727-3100

SUBSCRIBED AND SWORN to before me this April 22, 2013

Kimberly A Davis



IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
793923798

AFFIDAVIT OF SERVICE OF:  
NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE

*And Notice to Tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **16th day of April, 2013**, at **4:22 PM**, at the address of **2139 BIEHN Street APT 10, KLAMATH FALLS, Klamath County, OR 97601**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering 1 true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Danita Jones, Resident, A white female approx. 21-25 years of age 5'2"-5'4" in height weighing 120-140 lbs with blonde hair.**

No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013

*David Hartman*

David Hartman, Klamath, OR

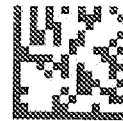
SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

*Kimberly A. Davis*

NOTARY PUBLIC in and for the State of Oregon

Residing at: Klamath County

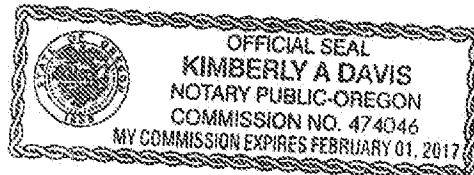
My Commission Expires: 01 Feb 2017



FOR: Kell Alterman & Runstein,  
LLP  
REF: NOD 793923798

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: 6806994 PDX



## Statement of Property Condition

Date: 4-16-13

Case Name:

Documents: NOTICE OF SALE

Address: 2139 BIEHN ST APT 10  
KFD 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☒ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☒ 1 Story ☐ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☐ Fair ☒ Poor

Condition of Landscape: ☐ Good ☐ Fair ☒ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☐ Average ☒ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: D. H.

Process Server#: DAVID HALTMAN

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff/Petitioner

Hearing Date:

CASE NO:  
793923798

vs.

AFFIDAVIT OF SERVICE OF:  
NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE

*And Notice to Tenant*

Defendant/Respondent

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **16th day of April, 2013**, at the address of **2139 BIEHN Street APT 11, KLAMATH FALLS, OR 97601**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT James Riddle, Resident, An American Indian male approx. 55-65 years of age 5'6"-5'8" in height weighing 120-140 lbs with salt & pepper hair and a beard.**

No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013

*David Hartman*

David Hartman, Klamath, OR

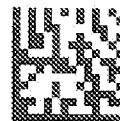
SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

*Kimberly A. Davis*

NOTARY PUBLIC in and for the State of Oregon

Residing at: Klamath County

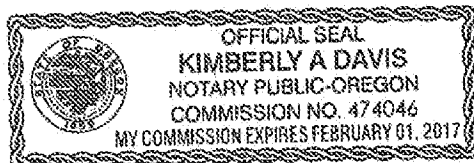
My Commission Expires: 01 Feb 2017



FOR: Kell Alterman & Runstein,  
LLP  
REF: NOD 793923798

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: 6806995 PDX



## Statement of Property Condition

Date: 4/18/13

Case Name:

Documents: NOTICE OF SALE

Address: 2139 BIEHN ST APT 11  
KFO 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☐ Condo ☐ Commercial Bldg.

☒ Apartment Bldg. ☐ 1 Story ☒ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: DH

Process Server#: DANN HARTMAN

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff/Petitioner

vs.

Defendant/Respondent

Hearing Date:

CASE NO:  
**793923798**

AFFIDAVIT OF SERVICE OF:  
**NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE**

*And Notice to Tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **16th day of April, 2013**, at **4:10 PM**, at the address of **2139 BIEHN Street APT 12, KLAMATH FALLS, OR 97601**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Michael Birdsong, Resident, A white male approx. 40-45 years of age 5'8"-5'10" in height weighing 180-200 lbs with brown hair and a beard.**

No information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013

*David Hartman*

David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

*Kimberly A. Davis*

NOTARY PUBLIC in and for the State of **Oregon**

Residing at: Klamath County

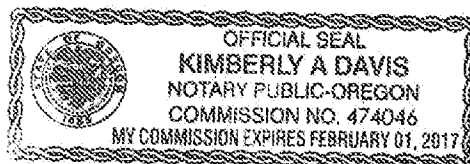
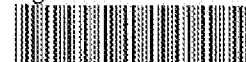
My Commission Expires: 01 Feb 2017



FOR: **Kell Alterman & Runstein, LLP**  
REF: **NOD 793923798**

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: **6806996 PDX**



## Statement of Property Condition

Date: 4-18-13

Case Name:

Documents: NOTICE OF SALE

Address: 2134 BIEHN ST APT 12  
KFO 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☒ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☐ 1 Story ☒ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: D.H.

Process Server#: DAVID HARTMAN

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff/Petitioner	Hearing Date: CASE NO: <b>793923798</b>
vs.	AFFIDAVIT OF SERVICE OF: <b>NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE</b> <i>And Notice to Tenant</i>
Defendant/Respondent	

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

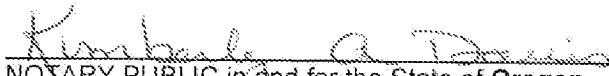
On the **16th day of April, 2013**, at **4:15 PM**, at the address of **2139 BIEHN Street APT 14, KLAMATH FALLS, OR 97601**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Ila Mason, Resident, An American Indian female approx. 55-65 years of age 5'6"-5'8" in height weighing 140-160 lbs with black hair.**

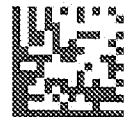
No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013

  
\_\_\_\_\_  
David Hartman, Klamath, OR

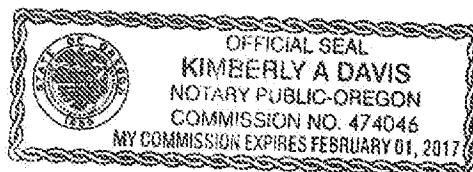
SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of **Oregon**  
Residing at: Klamath County  
My Commission Expires: 01 Feb 2017



FOR: Kell Alterman & Runstein, ORIGINAL AFFIDAVIT OF  
LLP SERVICE  
REF: NOD 793923798

Tracking #: 6806997 PDX



## Statement of Property Condition

Date: 4-18-13

Case Name:

Documents: NOTICE OF SALE

Address: 2139 BIEHN ST APT 14  
KFD 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☒ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☐ 1 Story ☒ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: D.H.  
Process Server#: DAVID HARTMAN

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Cause #: 793923798

Plaintiff / Petitioner

AFFIDAVIT OF SERVICE OF:

vs.

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Defendant / Respondent

And Notice to Tenant

Hearing Date:

Witness Fee Tendered:

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

Posting

On the date and time of 4-16-13 at 4:20 pm this affiant duly posted the above described documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous place on the property known as:

2139 BIEHN ST KLAMATH FALLS, OR 97601

2139

David Hartman

Printed Name of Process Server and Registration #

[Signature]

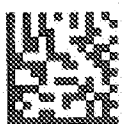
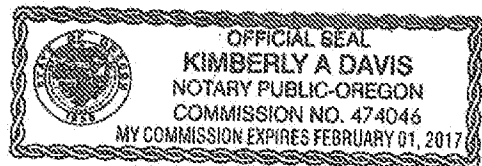
Server Signature

Subscribed and sworn to before me this April 23, 2013

Kimberly A Davis

A Notary Public in the State of Oregon

Residing at Klamath County



ABC Legal Services, Inc.  
206 521-9000  
Tracking #: 6806998

ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff / Petitioner

Cause #: 793923798

vs.

Defendant / Respondent

AFFIDAVIT OF SERVICE OF:

NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Hearing Date:

Witness Fee Tendered:

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

Posting

On the date and time of 4/18/13 @ 5:40 PM this affiant duly posted the above described documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous place on the property known as:

2133 BIEHN ST KLAMATH FALLS, OR 97601  
2139 BIEHN ST

DAVID HARTMAN

Printed Name of Process Server and Registration #

[Signature]

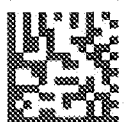
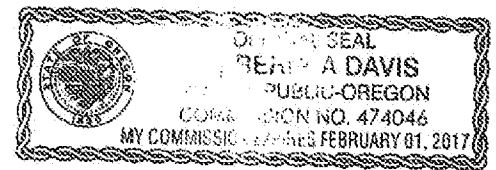
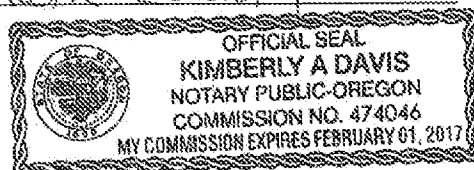
Server Signature

Subscribed and sworn to before me this April 22, 2013

Kimberly A Davis

A Notary Public in the State of Oregon

Residing at Klamath County



ABC Legal Services, Inc.  
206 521-9000  
Tracking #: 6806998

ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

AFFIDAVIT OF MAILING

STATE OF Oregon

County of Multnomah

)  
)  
)  
)

Cause No:

793923798

I, the undersigned, being first duly sworn, depose and say that I mailed a true copy of Trustee's Notice of Sale

To Campbell

At 2139 BIEHN ST #15  
KFO 97601

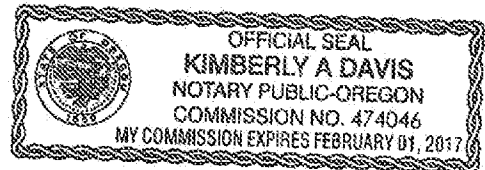
By placing said documents in a sealed envelope with first class postage thereon fully prepaid, and deposited in the United States mail on 4-22-13

*David Walker*

ABC LEGAL SERVICES  
314 SW Fourth Ave.  
Portland, OR 97204  
(503) 727-3100

SUBSCRIBED AND SWORN to before me this April 22, 2013

*Kimberly A Davis*



IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

Plaintiff/Petitioner

vs.

Defendant/Respondent

Hearing Date:

CASE NO:  
793923798

AFFIDAVIT OF SERVICE OF:  
NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE

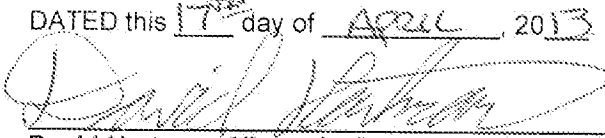
*And Notice to Tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

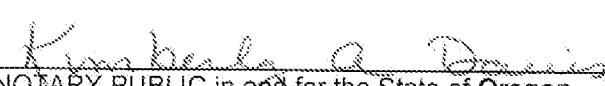
On the **16th day of April, 2013**, at **4:25 PM**, at the address of **2139 BIEHN Street APT 16, KLAMATH FALLS, OR 97601**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Colten Chaney, Resident, A white male approx. 21-25 years of age 5'10"-6'0" in height weighing 120-140 lbs with blonde hair and a mustache.**

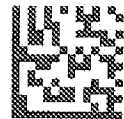
No information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013

  
David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

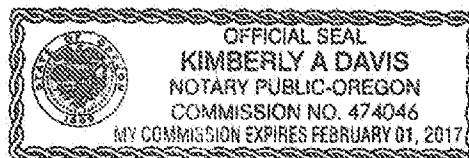
  
NOTARY PUBLIC in and for the State of **Oregon**  
Residing at: Klamath County  
My Commission Expires: 01 Feb 2017



FOR: Kell Alterman & Runstein,  
LLP  
REF: NOD 793923798

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: 6806999 PDX



## Statement of Property Condition

Date: 4-17-13

Case Name:

Documents: NOTICE OF SALE

Address: 2139 BIEHN ST APT 16  
KFO 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☒ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☐ 1 Story ☒ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☐ Fair ☒ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: D.H.  
Process Server#: DAVID HARTMAN

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
**793923798**

AFFIDAVIT OF SERVICE OF:  
**NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE**

*And Notice to tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **16th day of April, 2013**, at **4:29 PM**, at the address of **2139 BIEHN Street APT 17, KLAMATH FALLS, OR 97601**, this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering 1 true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Desirae West, Resident, A white female approx. 18-21 years of age 5'2"-5'4" in height weighing 120-140 lbs with brown hair.**


No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

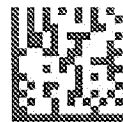
DATED this 17<sup>th</sup> day of April, 2013



David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 12<sup>th</sup> day of April, 2013

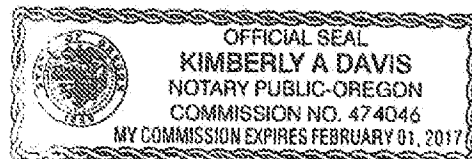
  
NOTARY PUBLIC in and for the State of **Oregon**  
Residing at: Klamath County  
My Commission Expires: 01 Feb 2017



FOR: **Kell Alterman & Runstein, LLP**  
REF: NOD 793923798

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: 6807000 PDX



## Statement of Property Condition

Date: 4/16/13

Case Name:

Documents: NOTICE OF SALE

Address: 2139 BIRCH St APT 17  
KFO 97603

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☒ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☐ 1 Story ☒ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: DH

Process Server#: DAVID HARTMAN

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
**793923798**

AFFIDAVIT OF SERVICE OF:  
**NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE**

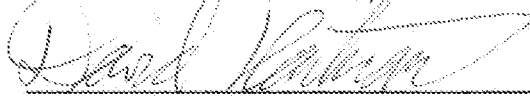
*AND NOTICE TO Tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **16th day of April, 2013**, at **4:31 PM**, at the address of **2139 BIEHN Street APT 18, KLAMATH FALLS, OR 97601**, this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Mary Jones, Resident, An American Indian female approx. 45-55 years of age 5'2"-5'4" in height weighing 180-200 lbs with black hair.**

No information was provided or discovered that indicates that the subjects served are members of the U.S. military.

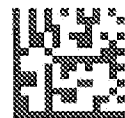
DATED this 17<sup>th</sup> day of April, 2013



David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

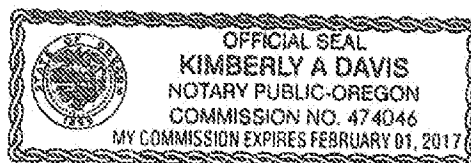
Kimberly A. Davis  
NOTARY PUBLIC in and for the State of Oregon  
Residing at: Klamath County  
My Commission Expires: 31 Feb 2017



FOR: **Kell Alterman & Runstein, LLP**  
REF: **NOD 793923798**

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: **6807001 PDX**



## Statement of Property Condition

Date: 4-18-13

Case Name:

Documents: NOTICE OF SALE

Address: 2139 BIEHN ST APT 18  
KFC 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☒ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☐ 1 Story ☒ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: D.H.

Process Server#: DAVID J. JONES

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
**793923798**

AFFIDAVIT OF SERVICE OF:  
**NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE**

*And Notice to tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **21st** day of **April**, 2013, at 2:24 PM, at the address of **2139 BIEHN Street APT 19, KLAMATH FALLS, OR 97601**, this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering 1 true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Kristina Haff, RESIDENT, A white female approx. 25-30 years of age 5'4"-5'6" in height weighing 120-140 lbs with blonde hair.**

No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 21<sup>st</sup> day of April, 2013.

*David Hartman*

David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 21<sup>st</sup> day of April, 2013

*Kimberly A Davis*

NOTARY PUBLIC in and for the State of **Oregon**

Residing at: Klamath County

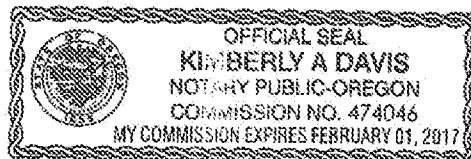
My Commission Expires: 01 Feb 2017



FOR: **Kell Alterman & Runstein,**  
**LLP**  
REF: **NOD 793923798**

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: **6807002 PDX**



IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
793923798

AFFIDAVIT OF SERVICE OF:  
NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE

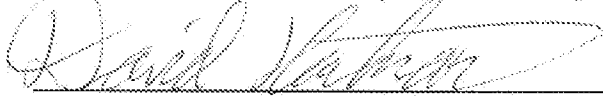
*And Notice to tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

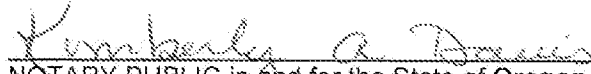
On the **16th day of April, 2013**, at **4:40 PM**, at the address of **2139 BIEHN Street APT 20, KLAMATH FALLS, Klamath County, OR**; this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Anthony Wiget, Resident, A black male approx. 25-30 years of age 5'8"-5'10" in height weighing 180-200 lbs with black hair and a goatee.**

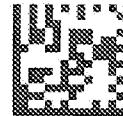
No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013

  
\_\_\_\_\_  
David Hartman, Klamath, OR

SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013

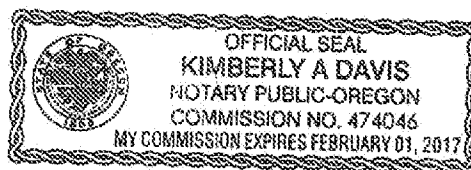
  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Oregon  
Residing at: Klamath County  
My Commission Expires: 01 Feb 2017



FOR: Kell Alterman & Runstein,  
LLP  
REF: NOD 793923798

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: 6807003 PDX



## Statement of Property Condition

Date: 4-16-13

Case Name:

Documents: SALER NOTICE OF SALE

Address: 2139 BIEHN ST APT  
KFO 97601

Property is: ☒ Occupied ☐ Unoccupied ☐ Unknown if Occupied ☐ Vacant Land

Improved with: ☐ Single Family Dwelling ☒ Condo ☐ Commercial Bldg.

☐ Apartment Bldg. ☐ 1 Story ☒ 2 Story ☐ 3 Story

Structure(s) is: ☐ Wood ☐ Brick ☐ Stucco ☒ Vinyl ☐ Other \_\_\_\_\_

Roof is: ☒ Composition ☐ Tile ☐ Shake ☐ Metal ☐ Other \_\_\_\_\_

Garage: ☐ Yes ☒ No ☐ 1-car ☐ 2-car ☐ 3-car ☐ Attached ☐ Detached ☐ Carport

Condition of Improvements: ☐ Good ☒ Fair ☐ Poor

Condition of Landscape: ☐ Good ☒ Fair ☐ Poor ☐ Natural ☐ None

Property Comparable to Others in Area: ☐ Above Average ☒ Average ☐ Below Average

Area is: ☒ Residential ☐ Commercial ☐ Rural

Area Income is: ☐ Upper ☐ Middle ☒ Lower

Contact with Owner/Occupant: ☐ No ☒ Yes

Number of Units Posted: \_\_\_\_\_

For Sale Sign: ☒ No ☐ Yes

By: \_\_\_\_\_

Process Server#: \_\_\_\_\_

IN THE NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
**793923798**

AFFIDAVIT OF SERVICE OF:  
**NOTICE OF DEFAULT AND ELECTION TO SELL  
AND TRUSTEE'S NOTICE OF SALE**

*And Notice to Tenant*

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **18th day of April, 2013**, at 5:45 PM, at the address of **2139 BIEHN Street APT 21, KLAMATH FALLS, OR 97601**, this affiant served the above described documents upon **OCCUPANT** by then and there personally delivering **1** true and correct copy(ies) thereof, by then presenting to and leaving the same with **OCCUPANT Harry Winland, RESIDENT, A white male approx. 55-65 years of age 5'8"-5'10" in height weighing 180-200 lbs with salt & pepper hair.**

No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 18<sup>th</sup> day of April, 2013.

*David Hartman*

David Hartman, Klamath, OR

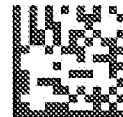
SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of April, 2013

*Kimberly A Davis*

NOTARY PUBLIC in and for the State of **Oregon**

Residing at: Klamath County

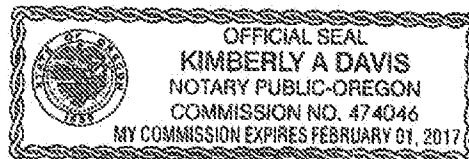
My Commission Expires: 01 Feb 2017



FOR: **Kell Alterman & Runstein, LLP**  
REF: **NOD 793923798**

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: **6807004 PDX**



1 NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF  
2 SALE

3 Plaintiff / Petitioner

Cause #: 793923798

4 vs

5 Defendant / Respondent

AFFIDAVIT OF SERVICE OF:

NOTICE OF DEFAULT AND ELECTION TO SELL AND  
TRUSTEE'S NOTICE OF SALE

*And notice to tenant*

Hearing Date:

Witness Fee Tendered:

6  
7  
8  
9  
10 The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein  
11 mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation,  
12 not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named  
below, and is competent to be a witness therein.

13 Posting

14 On the date and time of 4/16/13 @ 4:45pm this affiant duly posted the above described  
15 documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous  
16 place on the property known as:

2139 BIEHN ST APT 22 KLAMATH FALLS, OR 97601

21 DAVID HARTMAN

22 Printed Name of Process Server and Registration #

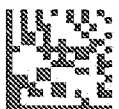
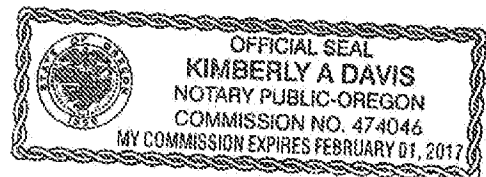
23 *David Hartman*  
24 Server Signature

25 Subscribed and sworn to before me this 22<sup>ND</sup> of April 2013

26 Kimberly A Davis

27 A Notary Public in the State of Oregon

28 Residing at Klamath County



ABC Legal Services, Inc.

206 521-9000

Tracking #: 6807030



ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

1 NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF  
2 SALE

3 Plaintiff / Petitioner

Cause #: 793923798

4 vs.

5 Defendant / Respondent

AFFIDAVIT OF SERVICE OF  
NOTICE OF DEFAULT AND ELECTION TO SELL AND  
TRUSTEE'S NOTICE OF SALE

Hearing Date:  
Witness Fee Tendered:

6  
7  
8  
9  
10 The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein  
11 mentioned, a citizen of the United States and over the age of eighteen, not an officer of a plaintiff corporation,  
12 not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named  
below, and is competent to be a witness therein.

13 Posting

14 On the date and time of 4/18/13 5:48pm this affiant duly posted the above described  
15 documents, by then and there personally affixing 1 true and correct copy(ies) thereof in a conspicuous  
16 place on the property known as:

2139 BIEHN ST APT 22 KLAMATH FALLS, OR 97601

17  
18  
19  
20  
21  
22 DAVID HARTMAN  
Printed Name of Process Server and Registration #

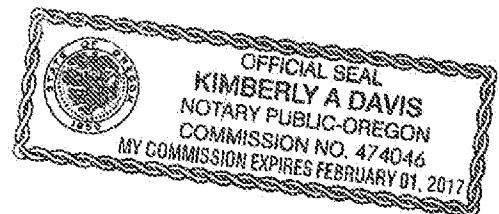
David Hartman  
Server Signature

23 Subscribed and sworn to before me this 22<sup>nd</sup> of April 2013

24 Kimberly A. Davis

25 A Notary Public in the State of Oregon

26 Residing at Klamath County



ABC Legal Services, Inc.  
206 521-9000  
Tracking #: 6807030



ORIGINAL  
PROOF OF SERVICE

Kell Alterman & Runstein, LLP

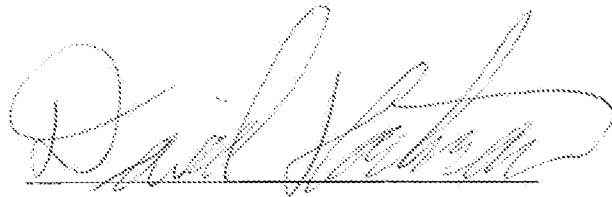
AFFIDAVIT OF MAILING

STATE OF Oregon                    )  
  )  
County of Multnomah                ) Cause No:

I, the undersigned, being first duly sworn, depose and say that I mailed a  
true copy of     Trustee's Notice of Sale

To   Occupant  
At   2139 BIEAN ST # 22  
     KFO 97601

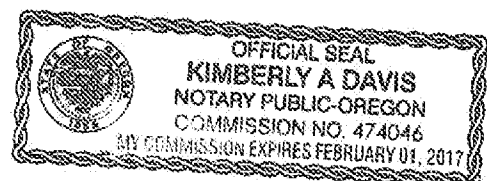
By placing said documents in a sealed envelope with first class postage thereon  
fully prepaid, and deposited in the United States  
mail on   4-22-13



ABC LEGAL SERVICES  
314 SW Fourth Ave.  
Portland, OR 97204  
(503) 727-3100

SUBSCRIBED AND SWORN to before me this 22<sup>ND</sup> of APRIL 2013

Kimberly A Davis



IN THE FORECLOSURE AVOIDANCE MEASURE NOTICE

vs.

Plaintiff/Petitioner

Defendant/Respondent

Hearing Date:

CASE NO:  
793923798

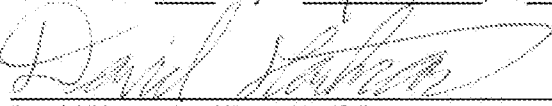
AFFIDAVIT OF SERVICE OF:  
FORECLOSURE AVOIDANCE MEASURE NOTICE

The undersigned, being first duly sworn, on oath deposes and says: That s(he) is now and at all times herein mentioned was a citizen of the United States, over the age of eighteen, not an officer of a plaintiff corporation, not a party to nor interested in the above entitled action, has the authority to serve pleadings in the State named below, and is competent to be a witness therein.

On the **17th day of April, 2013**, at 2:55 PM, at the address of **5241 SHASTA Way, KLAMATH FALLS, Klamath County, OR 97603**; this affiant served the above described documents upon **DANIEL J. MOREHOUSE** and **VALERIE B. MOREHOUSE** by then and there personally delivering 2 true and correct copy(ies) thereof, by then presenting to and leaving the same with **VALERIE B. MOREHOUSE, NAMED DEFENDANT, A white female approx. 55-65 years of age 5'2"-5'4" in height weighing 120-140 lbs with blonde hair.**

No Information was provided or discovered that indicates that the subjects served are members of the U.S. military.

DATED this 17<sup>th</sup> day of April, 2013.



David Hartman, Klamath, OR

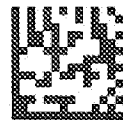
SUBSCRIBED AND SWORN to before me this 17<sup>th</sup> day of April, 2013



NOTARY PUBLIC in and for the State of Oregon

Residing at: Klamath County

My Commission Expires: 01 Feb 2017

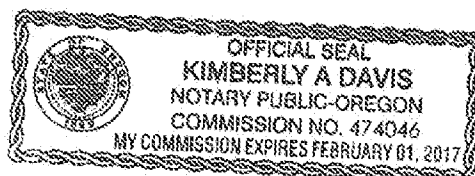


FOR: **Kell Alterman & Runstein, LLP**

REF: **FAMN 793923798**

ORIGINAL AFFIDAVIT OF  
SERVICE

Tracking #: **6807005 PDX**



## AFFIDAVIT OF MAILING

STATE OF OREGON  
COUNTY OF MULTNOMAH

KNOW ALL MEN BY THESE PRESENTS, that on this day, before me, a Notary Public, personally came and appeared APRIL 23, 2013, as Affiant, who after being first duly sworn, upon oath stated:

1: My name is Teresa L. Dean, I am over the age of eighteen years. I have personal knowledge of the facts stated below.

2: On APRIL 23, 2013, I mailed [a copy of]: FORECLOSURE AVOIDANCE MEASURE NOTICE by enclosing the same in an envelope, postage prepaid, and depositing it in a post office or official depository under the care of the United States Postal Service.

3: In addition: On APRIL 23, 2013, I mailed FORECLOSURE AVOIDANCE MEASURE NOTICE to the person(s) named below by enclosing the same in an envelope, postage prepaid, certified mail, with return receipt requested, and depositing it in a post office or an official depository under the care and custody of the United States Postal Service

The person(s) and their respective, addresses are as follows:

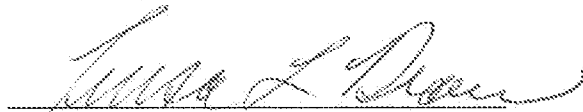
Recipient Name(s): DANIEL J. MOREHOUSE and VALERIE B. MOREHOUSE

Recipient(s) Address: 5241 SHASTA WAY, KLAMATH FALLS, OR 97603

Certified mail return receipt #'s: 7012 2210 0002 6411 8858

File/Loan: Notice of Default – Morehouse – 16

4: I have [retained/attached] a copy of the document(s) mailed.

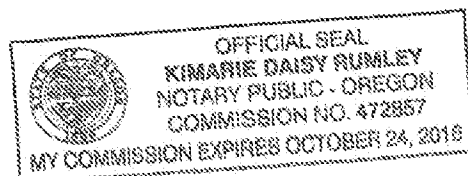


Signature of Affiant

SUBSCRIBED AND SWORN to before me this 22 day of Apr. 1, 2013



NOTARY PUBLIC in and for the State of Oregon  
Residing at: Multnomah County



**FORECLOSURE AVOIDANCE MEASURE NOTICE  
("NOTICE")**

**YOU MAY LOSE YOUR PROPERTY  
IF YOU DO NOT TAKE ACTION IMMEDIATELY**

Homeowner/Grantor:	Daniel J. Morehouse Valerie B. Morehouse
Lender/Beneficiary:	JPMorgan Chase Bank, N.A.*
Property Address:	2125-2139 Biehn Street, City of Klamath Falls, Klamath County, Oregon

Your Lender has determined that:

- ☒ You are not eligible for any of the following: a forbearance agreement, a temporary or permanent loan modification, a short sale, a deed-in-lieu of foreclosure, or any other foreclosure avoidance measure. The following foreclosure avoidance measures were considered but are not available. The basis for the Lender's determination is (must be described with specificity in plain language):

This is the foreclosure of a commercial trust deed. Section 4a(4) of Chapter 112, Or Laws 2012, requires the Attorney General by rule to specify a form for and the content of the Foreclosure Avoidance Measure Notice. The Attorney General has established this form of Notice for "any beneficiary seeking to foreclose a residential trust deed pursuant to ORS 86.705 to 86.795." OAR 137-120-0010. The Attorney General has not specified a form of notice for a beneficiary who is foreclosing a commercial trust deed. This Notice is therefore not required as part of this commercial trust deed foreclosure.

- ☐ You are not in compliance with the terms of an agreement with your Lender for forbearance, a temporary or permanent loan modification, a short sale, a deed-in-lieu of foreclosure, or another foreclosure avoidance measure. The basis for the Lender's determination is (must be described with specificity in plain language):

---

\*In September 2008, JPMorgan Chase Bank, N.A. ("Beneficiary") acquired the Deed of Trust, the promissory note that it secures, and other assets of Washington Mutual Bank from the Federal Deposit Insurance Corporation, acting as receiver for Washington Mutual Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d). The beneficial interest under the Deed of Trust was assigned by the Federal Deposit Insurance Corporation, as Receiver for Washington Mutual Bank to JPMorgan Chase Bank, National Association by Assignment of Security Instrument and Loan Documents recorded on March 20, 2013 as Document No. 2012-003012, Records of Klamath County, Oregon.

Has the lender been able to make contact with the grantor or receive adequate response from the grantor?

☒ Yes

☐ No

**NOT APPLICABLE – Commercial Trust Deed Foreclosure**

If no, and the grantor is ineligible for a foreclosure avoidance measure because the lender has been unable to make contact with, or receive adequate response from the grantor, what efforts were made to contact the grantor and what was the nature of the grantor's response (must be described with specificity in plain language):

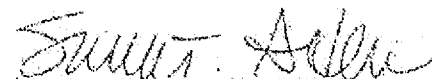
**NOT APPLICABLE – Commercial Trust Deed Foreclosure**

Your property is currently set for sale on Tuesday, September 17, 2013, at 10:00 a.m. at the front entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Klamath County, Oregon.

If you disagree with your Lender's determination, you should seek legal advice immediately.

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 211 or visit [www.ohes.oregon.gov](http://www.ohes.oregon.gov). If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636. Free legal assistance may be available if you are very low income. For more information and a directory of legal aid programs, go to [www.oregonlawhelp.org](http://www.oregonlawhelp.org).

By:

  
Susan T. Alterman, OSB No. 870815  
Attorney for Beneficiary  
JPMorgan Chase Bank, N.A.

Date:

4.9.13

**SENDER: COMPLETE THIS SECTION**

- ☒ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Daniel J. Morehouse  
Valerie B. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603*

2. Article Number

(Transfer from service label)

7012 2210 0002 6411 8858

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- ☒ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Daniel J. Morehouse  
Valerie B. Morehouse  
5241 Shasta Way  
Klamath Falls, OR 97603*

2. Article Number

(Transfer from service label)

7012 2210 0002 6411 8858

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

*Klamath Falls*

*OR 97603*

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☒ Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

- 3. Service Type ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
- 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature ☒ Agent
- B. Received by (Printed Name) ☒ Addressee
- C. Date of Delivery *4/24/03*
- D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below: ☐ No

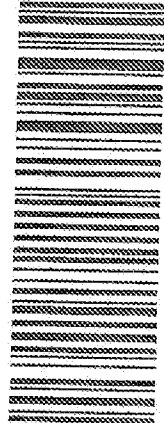
- 3. Service Type ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.
- 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

*use house*

*day*

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**CERTIFIED MAIL™**



7012 2210 0002 6411 8858

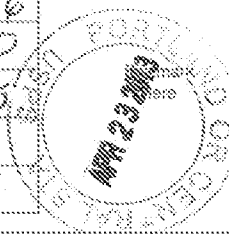
7012 2210 0002 6411 8858

**U.S. Postal Service®  
CERTIFIED MAIL® RECEIPT**  
(Domestic Mail Only. No Insurance Coverage Provided.)

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ <i>46</i>
Certified Fee	<i>3.10</i>
Return Receipt Fee (Endorsement Required)	<i>2.55</i>
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ <i>6.11</i>



Sent To: *Daniel J. + Valerie B. Morehouse*  
Street Apt. No.: *5241 Shasta Way*  
or PO Box No.:  
City/State/ZIP: *Klamath Falls, OR 97603*

AFTER RECORDING RETURN TO:  
Susan T. Alterman  
Kell, Alterman & Runstein, L.L.P.  
520 SW Yamhill, Suite 600  
Portland, OR 97204

AFFIDAVIT OF COMPLIANCE  
With Oregon Laws 2012, chapter 112, section 4a

Grantor:	Daniel J. and Valerie B. Morehouse
Beneficiary:	JPMorgan Chase Bank, N.A.
Trustee:	Susan T. Alterman
Property Address:	Legal Description attached as Exhibit A
Instrument/Recording No./ Date or Legal Description	See Above /

I, the undersigned, being duly sworn, hereby depose and say that:

(1) I am one of the attorneys for Beneficiary.

(2) I certify that the beneficiary and the trustee as of this date are the beneficiary and trustee named above.

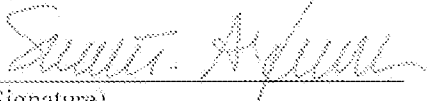
(3) On the date shown and in the manner described on the attached proof of service and in accordance with ORS 86.740, I caused to be served on the grantor written notice that explains in plain language that:

☒ the grantor is not eligible for any foreclosure avoidance measure; or

☐ the grantor has not complied with the terms of a foreclosure avoidance measure to which the grantor and beneficiary had agreed.

(4) On the same date, I caused the same notice to be mailed to the Oregon Department of Justice.

(5) By reason of the above, the beneficiary or beneficiary's agent has complied with the requirements of subsections (1) and (2) of Oregon Laws 2012, chapter 112, section 4a.

  
(Signature)

Susan T. Alterman, OSB No. 870815

State of Oregon )

County of Multnomah )

Signed and sworn to (or affirmed) before me this \_\_\_\_ day of July, 2013 by Susan T. Alterman.

\_\_\_\_\_  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

Exhibit A

Lots 9, 10 and 11, Block 63, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029BA TL 05900 KEY #185695

CODE 001 MAP 3809-029BA TL 06000 KEY #185686

## AFFIDAVIT OF MAILING

STATE OF OREGON  
COUNTY OF MULTNOMAH

KNOW ALL MEN BY THESE PRESENTS, that on this day, before me, a Notary Public, personally came and appeared APRIL 17, 2013, as Affiant, who after being first duly sworn, upon oath stated:

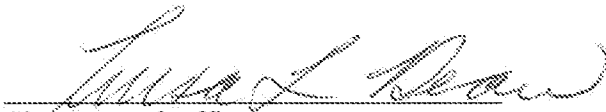
1: My name is Teresa L. Dean, I am over the age of eighteen years. I have personal knowledge of the facts stated below.

2: On APRIL 17, 2013, I mailed FORECLOSURE AVOIDANCE MEASURE NOTICE to the person(s) named below by enclosing the same in an envelope, postage prepaid, certified mail, with return receipt requested, and depositing it in a post office or an official depository under the care and custody of the United States Postal Service

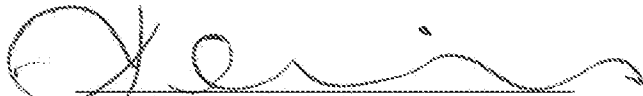
The person(s) and their respective, addresses are as follows:

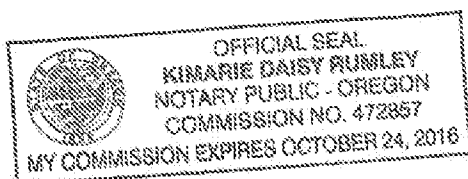
Recipient Name(s): ATTORNEY GENERAL OF OREGON  
Recipient(s) Address: 1162 COURT ST NE, SALEM, OR 97301  
Certified mail return receipt #'s: 7012 2210 0002 6411 8834  
File/Loan: Notice of Default – Morehouse – 16

4: I have [retained/attached] a copy of the document(s) mailed.

  
\_\_\_\_\_  
Signature of Affiant

SUBSCRIBED AND SWORN to before me this 17 day of April, 2013

  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Oregon  
Residing at: Multnomah County



**FORECLOSURE AVOIDANCE MEASURE NOTICE  
("NOTICE")**

**YOU MAY LOSE YOUR PROPERTY  
IF YOU DO NOT TAKE ACTION IMMEDIATELY**

Homeowner/Grantor:	Daniel J. Morehouse Valerie B. Morehouse
Lender/Beneficiary:	JPMorgan Chase Bank, N.A.*
Property Address:	2125-2139 Biehn Street, City of Klamath Falls, Klamath County, Oregon

Your Lender has determined that:

- ☒ You are not eligible for any of the following: a forbearance agreement, a temporary or permanent loan modification, a short sale, a deed-in-lieu of foreclosure, or any other foreclosure avoidance measure. The following foreclosure avoidance measures were considered but are not available. The basis for the Lender's determination is (must be described with specificity in plain language):

This is the foreclosure of a commercial trust deed. Section 4a(4) of Chapter 112, Or Laws 2012, requires the Attorney General by rule to specify a form for and the content of the Foreclosure Avoidance Measure Notice. The Attorney General has established this form of Notice for "any beneficiary seeking to foreclose a residential trust deed pursuant to ORS 86.705 to 86.795." OAR 137-120-0010. The Attorney General has not specified a form of notice for a beneficiary who is foreclosing a commercial trust deed. This Notice is therefore not required as part of this commercial trust deed foreclosure.

- ☐ You are not in compliance with the terms of an agreement with your Lender for forbearance, a temporary or permanent loan modification, a short sale, a deed-in-lieu of foreclosure, or another foreclosure avoidance measure. The basis for the Lender's determination is (must be described with specificity in plain language):

---

\*In September 2008, JPMorgan Chase Bank, N.A. ("Beneficiary") acquired the Deed of Trust, the promissory note that it secures, and other assets of Washington Mutual Bank from the Federal Deposit Insurance Corporation, acting as receiver for Washington Mutual Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. § 1821(d). The beneficial interest under the Deed of Trust was assigned by the Federal Deposit Insurance Corporation, as Receiver for Washington Mutual Bank to JPMorgan Chase Bank, National Association by Assignment of Security Instrument and Loan Documents recorded on March 29, 2013 as Document No. 2012-003012, Records of Klamath County, Oregon.

Has the lender been able to make contact with the grantor or receive adequate response from the grantor?

☐ Yes

☐ No

**NOT APPLICABLE – Commercial Trust Deed Foreclosure**

If no, and the grantor is ineligible for a foreclosure avoidance measure because the lender has been unable to make contact with, or receive adequate response from the grantor, what efforts were made to contact the grantor and what was the nature of the grantor's response (must be described with specificity in plain language):

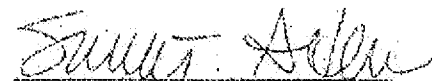
**NOT APPLICABLE – Commercial Trust Deed Foreclosure**

Your property is currently set for sale on Tuesday, September 17, 2013, at 10:00 a.m. at the front entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Klamath County, Oregon.

If you disagree with your Lender's determination, you should seek legal advice immediately.

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 211 or visit [www.ohes.oregon.gov](http://www.ohes.oregon.gov). If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636. Free legal assistance may be available if you are very low income. For more information and a directory of legal aid programs, go to [www.oregonlawhelp.org](http://www.oregonlawhelp.org).

By:

  
Susan T. Alterman, OSB No. 870815  
Attorney for Beneficiary  
JPMorgan Chase Bank, N.A.

Date:

4-9-13

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attorney General of Oregon  
1142 Court St NE  
Salem, OR 97301

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

B. (Receiver's) Printed Name

☐ Agent

☐ Addressee

C. Date of Delivery

APR 18 2003

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

Article Number

(Transfer from service label)

7012 2210 0002 6411 8834

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attorney General of Oregon  
1162 Court St NE  
Salem, OR 97301

2. Article Number

(Transfer from service label)

7012 2210 0002 6411 8834

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
if YES, enter delivery address below: ☐ No

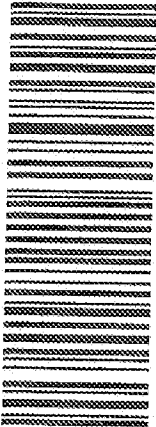
3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS TO PREVENT LOSS

**CERTIFIED MAIL™**



7012 2210 0002 6411 8834

7012 2210 0002 6411 8834

U.S. Postal Service

**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$

46

Certified Fee

3.10

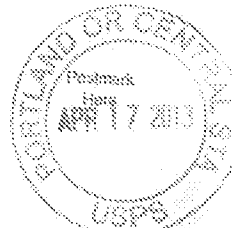
Return Receipt Fee (Endorsement Required)

2.55

Restricted Delivery Fee (Endorsement Required)

Total Postage & Fees \$

6.11



Sent To

Street Apt. No. or P.O. Box No.  
City, State, ZIP+4

Attorney General of Oregon  
1162 Court St NE  
Salem, OR 97301

Attorney General of Oregon  
1162 Court St NE  
Salem, OR 97301

Kell, Alferman & Ruester  
520 SW Yamhill St #600  
Portland, OR 97204