

NT

2013-010898

Klamath County, Oregon

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Randy W. Ingram and Christina M. Ingram
824 NE Lillian St
Myrtle Creek OR 97457

To

Grantor

Aspen Title & Escrow, Inc. (Neal G.
Buchanan, Attorney at Law, Successor)
435 Oak Avenue, Klamath Falls, OR 97601

Trustee

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

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

00142858201300108980080081

09/25/2013 02:16:12 PM

Fee: \$72.00

STATE OF OREGON, County of Klamath) ss:I, Margaret John, Legal Assistant to Neal G. Buchanan, being first duly sworn, depose, and say that:

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

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

NAME

ADDRESS

SEE ATTACHED EXHIBIT A

These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; and (d) any person requesting notice as set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on May 29, 2013. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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

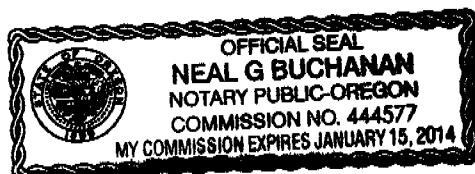
Subscribed and sworn to before me on May 29, 2013, _____Margaret John
Notary Public for OregonMy commission expires 1-15-14

EXHIBIT A

Name and Last Known Address	Nature of Right, Lien or Interest
1. Tammy L. Ingram aka Tammy L. Crutchfield 9b Spaniel Court Greenville, SC 29607	Judgment entered in Klamath County Circuit Court Case #9103504CV
2. Carter-Jones Collection Service P. O. Box 145 Klamath Falls, OR 97601	Judgment entered in Klamath County Circuit Court Case #0203747CVT
4. Cach, LLC c/o CT Corporation System 505 Union Ave SE, Suite 120 Olympia, WA 98501	Judgment entered in Klamath County Circuit Court Case #1000214CV
5. Cach, LLC c/o Suttell & Hammer, P.S. P. O. Box C-90006 Bellevue, WA 98009	Attorney for Judgment Creditor Cach, LLC in Klamath County Circuit Case #1000214CV
6. Candace Amborn Chapter 7 Bankruptcy Trustee P. O. Box 580 Medford, OR 97501-0214	Trustee in Bankruptcy in Bankruptcy Estate of Randy Wayne Ingram U.S. Bankruptcy Court Case #12-63726-tmr7
7. OCCUPANT 16712 Freight Road Lane Klamath Falls (Keno) Oregon 97601	

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/Notice and
**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
 NOTICE OF SALE UPON OCCUPANT PURSUANT
 TO ORS 86.750 (1) AND PROOF OF SERVICE
 (120-Day Notice)**

RE: Trust Deed from

Randy W. Ingram and Christina M. Ingram
824 NE Lillian Street
Myrtle Creek, OR 97457

To

Grantor

**Aspen Title and Escrow, Inc. (Neal
 G. Buchanan, Attorney at Law(Successor)**
435 Oak Avenue, Klamath Falls, OR 97601

Trustee

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

Neal G. Buchanan, Attorney at Lee
435 Oak Avenue
Klamath Falls, OR 97601

TRUSTEE'S INSTRUCTIONS to the person who serves the /Notice and
 Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of **Klamath**

} ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP
 7 D(2) and 7 D(3) upon the occupant of the property described in the Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in the trust deed are as fol-
 lows:

Name of person to be served
 (If unknown, so state)

Property Address

OCCUPANT

16712 Freight Road Lane
Klamath Falls (Keno) OR 97601

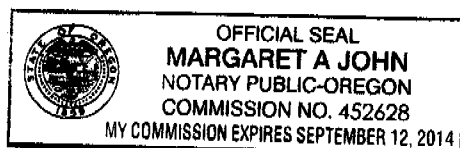
If the occupant is indicated as "unknown," or if you find the property at this address to be occupied by someone other than
 the person named, then you are to serve the person or persons whom you find to be occupying the property.

Service should be made by June 9, 2013, which is 120 days before the date fixed for the sale
 in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make
 service until it has been accomplished.

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

Neal G. Buchanan
 (ATTORNEY FOR) TRUSTEE

SIGNED AND SWORN TO before me on

May 29, 2013

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

PROOF OF SERVICE

I hereby certify and swear that at all times mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made, and that I am not the beneficiary or trustee or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale and Notice upon the individuals and other legal entities named below by delivering true copies of the Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

On Friday, May 31, 2013 at 3:58 p.m. I attempted to serve the occupant, but was unable to effect such service. Thus, a copy of the Trustee's Notice of Sale and Notice was served by posting the Trustee's Notice of Sale and Notice to the OCCUPANT on the Residence located at 16712 Freight Road Lane, Klamath Falls, (Keno) Oregon 97601.

On Tuesday, June 4, 2013 at 5:12 p.m. I attempted to serve the occupant, but was unable to effect such service. Thus, a copy of the Trustee's Notice of Sale and Notice was served on OCCUPANT by posting the Trustee's Notice of Sale and Notice to the OCCUPANT on the Residence located at 16712 Freight Road Lane, Klamath Falls, (Keno) Oregon 97601.

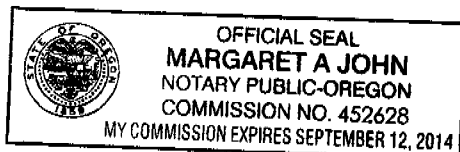
On Thursday, June 6, 2013 at 11:00 a.m. I attempted to serve the occupant, but was unable to effect such service. Thus, a copy of the Trustee's Notice of Sale and Notice was served on OCCUPANT by posting the Trustee's Notice of Sale and Notice to the OCCUPANT on the Residence located at 16712 Freight Road Lane, Klamath Falls, (Keno) Oregon 97601.

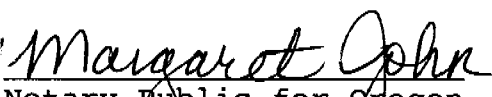
On Friday, June 7, 2013 I sent a copy of the Trustee's Notice of Sale and Notice bearing the word "occupant" to the property address by first class mail with postage prepaid.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH


TERRY L. GRIFFIN

Subscribed and sworn to before me on June 7, 2013
by Terry L. Griffin.




Notary Public for Oregon
My commission expires: 9-12-14

**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#15097 SALE

HILES VS INGRAM

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:

08/14/2013 08/21/2013 08/28/2013 09/04/2013

Total Cost: \$1112.60

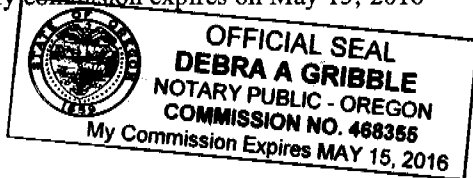
Linda Culp

Subscribed and sworn by Linda Culp before me on:
4th day of September in the year of 2013

Debra A Gribble

Notary Public of Oregon

My commission expires on May 15, 2016



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Randy W. Ingram and Christina M. Ingram, as grantor, to Aspen Title & Escrow, Inc. (Neal G. Buchanan, Attorney at Law, Successor), as trustee, in favor of Ronald J. Hiles & Mary Hiles, Trustees of the Ronald J. Hiles and", as beneficiary, dated June 17, 1996, recorded on 6-24-1996, in the Records of Klamath County, Oregon, in book No.M96 at page 18703, or as instrument No.20323, covering the following described real property situated in that county and state, to-wit:

*Mary C. Hiles Family Trust dated 4-18-96
Lot 1, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES in the County of Klamath, State of Oregon, together with a 1973 Flamingo Mobile Home bearing Serial No. 14X65GC11804905, X Plate No.105626 which is firmly affixed to the said real property

By appointment of Successor Trustee dated 5-2-2013 & recorded at 2013-001342, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee.

NOTE: Christina Marie Ingram died May 28, 2012, a certified copy of her Death Certificate is recorded at 2013-002354, in Records of Klamath County, Oregon

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

- 1) Failure to make monthly payments beginning September 21, 2012 and the 21st day of each month thereafter in the amount of \$470.00 each month.
- 2) Failure to pay Real property taxes for the 2012-13 tax year as required by paragraph 5 of the Trust Deed
- 3) Failure to maintain insurance as required by paragraph 4 of the Trust Deed.

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

- 1) Principal and Interest at the sum of \$26,272.73 plus interest at the rate of 11.0% from October 3, 2012 until paid
- 2) Delinquent real property taxes
- 3) Costs of title search
- 4) Costs, fees and expenses of the Trust including Trustee and Attorney fees

WHEREFORE, notice is hereby given that the undersigned trustee will on October 7, 2013, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

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

Dated May 29, 2013
/s/Neal G. Buchanan, Attorney at Law,
Successor Trustee
435 Oak Avenue, Klamath Falls, Oregon 97601
(541) 882-6607
#15097 August 14, 21, 28, September 04, 2013.

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



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Randy W. Ingram and Christina M. Ingram

, as grantor,
to Aspen Title & Escrow, Inc. (Neal G. Buchanan, Attorney at Law, Successor), as trustee,
in favor of Ronald J. Hiles & Mary Hiles, Trustees of the Ronald J. Hiles and*, as beneficiary,
dated June 17, 1996, recorded on 6-24-1996, in the Records of
Klamath County, Oregon, in ☒ book ☐ reel ☐ volume No. M96 at page 18703,
or as ☐ fee ☐ file ☒ instrument ☐ microfilm ☐ reception No. 20323 (indicate which), covering the following
described real property situated in that county and state, to-wit:

***Mary C. Hiles Family Trust dated 4-18-96**

**Lot 1, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES in the County of Klamath,
State of Oregon, together with a 1973 Flamingo Mobile Home bearing Serial No.
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**NOTE: Christina Marie Ingram died May 28, 2012, a certified copy of her Death
Certificate is recorded at 2013-002354, In Records of Klamath County, Oregon**

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

- 1) **Failure to make monthly payments beginning September 21, 2012 and the 21st day
of each month thereafter in the amount of \$470.00 each month.**
- 2) **Real property taxes for the 2012-13 tax year as required by paragraph 5 of
the Trust Deed**
- 3) **Failure to maintain insurance as required by paragraph 4 of the Trust Deed**

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- 2) **Delinquent real property taxes**
- 3) **Costs of title search**
- 4) **Costs, fees and expenses of the Trust including Trustee and Attorney fees**

WHEREFORE, notice is hereby given that the undersigned trustee will on October 7, 2013, at the hour
of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue

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

(CONTINUED)



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

DATED May 29, 2013

Neal G. Buchanan

Neal G. Buchanan, Attorney at Law

Successor Trustee

435 Oak Avenue

ADDRESS

Klamath Falls

CITY

Oregon

STATE

97601 (541) 882-6607

ZIP

PHONE

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

Attorney for Trustee

NOTICE TO TENANTS

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is September 7, 2013. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at www.osbar.org. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. For more information and a directory of legal aid programs, go to www.oregonlawhelp.org.

SERVE:* OCCUPANT

16712 Freight Road Lane

Klamath Falls (Keno) OR 97601

*If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in the name and address of party to be served. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed. The effective date of a notice served by posting and mailing in accordance with ORS 86.750(1)(b) is governed by ORS 86.750(1)(c).