

AFTER RECORDING RETURN TO:

Willard L. Ransom
Sorenson, Ransom & Ferguson, LLP
133 NW D Street
Grants Pass, OR 97526

1842185793

2014-003720

Klamath County, Oregon

04/21/2014 12:22:31 PM

Fee: \$82.00

RECORDING COVER PAGE

Affidavits of Service, Mailing & Publication

Parties To Nonjudicial Foreclosure:

Grantor: ANDREANA ALVAREZ

Successor Trustee: WILLARD L. RANSOM

Beneficiary: MICHAEL R. JONES

Trust Deed
Document No. 2009-0094554, records of Klamath County, Oregon

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

After Recording Return to:

Willard L. Ransom
SORENSEN, RANSOM, FERGUSON & KIRCHOFF, LLP
133 NW D Street
Grants Pass, OR 97526

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Josephine) ss.

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

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

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

NAME	ADDRESS
Andreana Alvarez, Grantor	5603 Harlan Drive Klamath Falls, OR 97603
Andreana Alvarez, Grantor	5605 Harlan Drive Klamath Falls, OR 97603
Andreana Alvarez, Grantor	PO Box 5195 Klamath Falls, OR 97601
Andreana Alvarez, Grantor	1691 Portland Street Klamath Falls, OR 97601
Credit Bureau of Klamath County Angela M. Trainor, Authorized Representative Subsequent Lienholder	839 Main Street Klamath Falls, OR 97601
Credit Bureau of Klamath County Angela M. Trainor, Authorized Representative Subsequent Lienholder	PO Box 5107 Klamath Falls, OR 97601
Alejandro David Alvarez Subsequent Lienholder	5603 Harlan Drive Klamath Falls, OR 97603
Andrea Judith Alvarez Subsequent Lienholder	PO Box 552 Monmouth, OR 97361
Unknown Occupant	5603 Harlan Drive Klamath Falls, OR 97603
Unknown Occupant	5605 Harlan Drive Klamath Falls, OR 97603

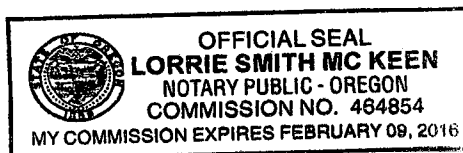
The above-named persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having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

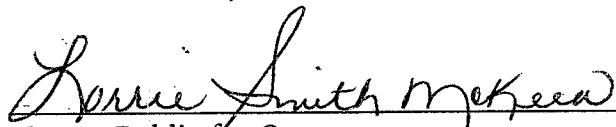
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Willard L. Ransom, attorney for the trustee named in the notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Grants Pass, Oregon, on December 24, 2013. With respect to each person or entity listed above, one such notice was mailed with by first class mail delivery and another such notice was mailed by certified mail, return receipt requested. Both mailings were made with the required postage prepaid. Each of the notices was mailed after recording of the notice of default and election to sell described in the notice of sale.

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


Willard L. Ransom

SUBSCRIBED and SWORN to before on December 24, 2013.




Notary Public for Oregon
My Commission Expires: 2/9/2016

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **5603 Harlan Dr. Klamath Falls, OR 97603**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to __ at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to __, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1st Attempt: **December 23, 2013 10:19 AM POSTED**

2nd Attempt: **December 27 2013 10:31 AM POSTED**

3rd Attempt: **January 02, 2014 2:40 PM POSTED**

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on __ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of January 7, 2014, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsee Chambers

5603 Harlan Dr. Klamath Falls, OR 97603

ADDRESS OF SERVICE

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

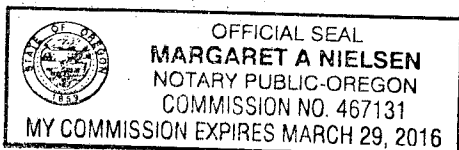
December 27, 2013 10:19 AM
DATE OF SERVICE TIME OF SERVICE

☐ or non occupancy

By

[Signature]
ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 7th day of January, 2014.



Margaret A. Nielsen
Notary Public for Oregon

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **5605 Harlan Dr. Klamath Falls, OR 97603**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to __ at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to __, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1st Attempt: **December 23, 2013 10:19 AM POSTED**

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☒ **SUBSTITUTE SERVICE MAILER:** That on the day of January 7, 2014, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.


Signed Chelsa Chamber

⁵
~~5605~~ Harlan Dr. Klamath Falls, OR 97603
ADDRESS OF SERVICE

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

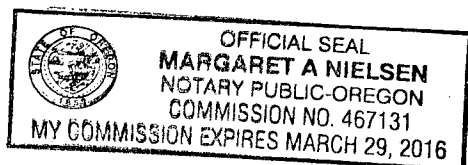
December 27, 2013 10:19 AM
DATE OF SERVICE TIME OF SERVICE

☐ or non occupancy

By 
ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 7th day of January, 2014.

Margaret A. Nielsen
Notary Public for Oregon



**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#15488 SALE ALVAREZ TRUSTEE'S NOTICE OF SALE a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

Insertion(s) in the following issues:

03/18/2014 03/25/2014 04/01/2014 04/08/2014

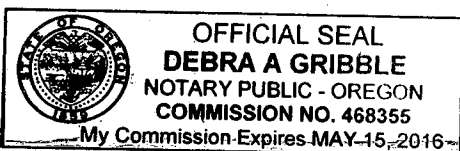
Total Cost: \$1191.20

Linda Culp

Subscribed and sworn by Linda Culp before me on:
8th day of April in the year of 2014

Debra A Gribble

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



TRUSTEE'S NOTICE OF SALE

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

1. PARTIES: The parties to the trust deed described in this notice are: Grantor: ANDREANA ALVAREZ; Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON; Beneficiary: MICHAEL R. JONES.

2. PROPERTY: The address of the property covered by the trust deed is 5603 and 5605 Harlan Drive, Klamath Falls, Oregon, more particularly described as follows: A portion of Lots 23 and 24 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southwesterly boundary of Lot 23 of HOMEDALE which point is North 66° 33' West, 360.5 feet from the most Southerly corner of said Lot 23; thence North 66° 33' West, 102.45 feet to a point; thence North 22° 15' East a distance of 295.7 feet to a point on the Northerly line of Lot 24; thence South 70° 37' East along the Northeasterly boundary of Lots 24 and 23 to a point 309.92 feet Northeast-erly of the point of beginning; thence South 16° 58½' West 309.92 feet to the point of beginning.

As to that certain Mobile Home described as a 1979, Crown-pointe, HID #226219, X Plate #161872, Serial #WAFI-A913642824, this instrument shall constitute a security agreement entitling the beneficiary to all rights and remedies provided under the uniform commercial code. Said Mobile Home may not be removed from the property described herein until the balance secured hereby has been paid in full. As to that certain Mobile Home described as a 1971, FLTWD, HID #201228, X Plate #128710, Serial #S12067, this instrument shall constitute a security agreement entitling the beneficiary to all rights and remedies provided under the uniform commercial code. Said Mobile Home may not be removed from the property described herein until the balance secured hereby has been paid in full.

3. DESCRIPTION OF THE TRUST DEED SUBJECT OF THIS NOTICE: Dated July 1, 2009, recorded July 10, 2009, as Document Number 2009-009454.

4. DEFAULTS: The defaults for which foreclosure is made is grantor's failure to pay when due the following sums: Failure to pay the monthly installments of \$333.33 due on the 10th day of each month falling due on December 10, 2012, through December 10, 2013, inclusive; and failure to pay all taxes levied or assessed against the property subject of the trust deed before any part of such taxes become past due or delinquent.

5. BALANCE OWING: The sums owing on the obligations secured by the trust deed are: The entire unpaid principal balance of Forty Thousand Dollars (\$40,000), together with interest thereon at the rate of ten percent (10.00%) per annum from November 10, 2012, until paid; together with late charges of \$16.66 each accrued and continuing to accrue for each installment not paid within 10 days of the due date.

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

7. SALE: The property will be sold in the manner prescribed by law on Thursday, May 8, 2014, at 11:00 A.M. in accord with the standard of time established by ORS 187.110, at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.

8. RIGHT TO CURE DEFAULT UNDER ORS 86.753: Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

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

DATED: December 23, 2013 Willard L. Ransom, Trustee
#15488 March 18, 25, April 01, 08, 2014.

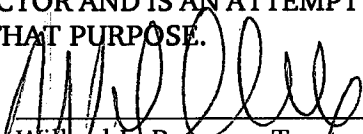
TRUSTEE'S NOTICE OF SALE

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As to that certain Mobile Home described as a 1971, FLTWD, HID #201228, X Plate #128710, Serial #S12067, this instrument shall constitute a security agreement entitling the beneficiary to all rights and remedies provided under the uniform commercial code. Said Mobile Home may not be removed from the property described herein until the balance secured hereby has been paid in full.
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6. ELECTION TO SELL: The beneficiary and the trustee, by reason of the defaults set out above have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.
7. SALE: The property will be sold in the manner prescribed by law on Thursday, May 8, 2014, at 11:00 A.M. in accord with the standard of time established by ORS 187.110, at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.
8. RIGHT TO CURE DEFAULT UNDER ORS 86.753: Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

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

DATED: December 23, 2013


Willard L. Ransom, Trustee

STATE OF OREGON, County of Josephine) ss.

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

SORENSEN, RANSOM, FERGUSON & KIRCHOFF, LLP
ATTORNEYS AT LAW
133 NW "D" STREET
GRANTS PASS, OREGON 97526
PHONE: (541) 476-3883
FAX: (541) 474-4495

Attorney for said Trustee