

2014-007645

Klamath County, Oregon



00156350201400076450030039

AFFIDAVIT OF MAILING OF FORECLOSURE
AVOIDANCE MEASURE NOTICE PURSUANT
TO ORS 86.748(1)

Re: Trust Deed from
Isaac L Sheppard and Wendy L Sheppard
2705 Heritage Court
Klamath Falls, OR 97603

Grantor

To
First American Title Insurance Co.

Trustee

After recording, return to:

PATRICK J. KELLY
ATTORNEY AT LAW
717 N.W. 5th STREET
GRANTS PASS, OR 97526

SPACE RESERVED
FOR
RECORDER'S USE

07/22/2014 09:30:34 AM

Fee: \$52.00

at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

NOTE TO RECORDER: ORS 86.748(2) REQUIRES THE RECORDING OF THIS AFFIDAVIT IN THE MORTGAGE RECORDS IN THE COUNTY IN WHICH THE FOLLOWING REAL PROPERTY IS LOCATED: **Lot 25 of Tract 1383, SIERRA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

STATE OF OREGON, County of Josephine)ss:

I, **Sharon Deardorff**, 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 original notice of sale. I mailed the attached "Foreclosure Avoidance Measure Notice", by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named Trust Deed Grantors (or their legal representatives, where so indicated) and the Department of Justice, at their respective last known addresses, to-wit:

NAME

ADDRESS

Isaac L Sheppard -----	2705 Heritage Court, Klamath Falls, OR 97603
Wendy L. Sheppard -----	2705 Heritage Court, Klamath Falls, OR 97603
Oregon Department of Justice -----	1162 Court Street NE, Salem, OR 97301-4096

These persons include the grantor in the trust deed. Each of the notices so mailed by **PATRICK J. KELLY**, agent for the Beneficiary. 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 Grants Pass, Oregon, on **April 28, 2014**. 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. 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.



SHARON DEARDORFF

SIGNED AND SWORN TO before me on

Notary Public for Oregon

My commission expires: 06/28/2017

FORECLOSURE AVOIDANCE MEASURE NOTICE

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

Homeowner/Grantor:	Isaac L. Sheppard and Wendy L. Sheppard
Lender/Beneficiary:	Leonard M. Prulhiere and Kathleen I. Prulhiere or survivor
Property Address:	2705 Heritage Court, Klamath Falls, OR 97603

Your Lender has determined that:



You are not eligible for any foreclosure avoidance measure offered by your lender. The following foreclosure avoidance measures were considered but you are not eligible for them. The basis for the Lender's determination is (must be described with specificity in plain language):

Lender is not required to offer foreclosure avoidance measures. Lender does not offer foreclosure avoidance measures. Lender's foreclosure of Trust Deeds and Mortgages are under 175 per year



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):

Your property is currently set for sale on N/A (time/date) at N/A (location). 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.oregonhomeownersupport.gov. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service online at 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.

[Beneficiary/Beneficiary's Agent]

By:


PATRICK J. KELLY, Attorney

Date: April 28, 2014