

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

Re: Trust Deed from  
Clinton E. Bimemiller  
PO Box 331  
Sprague River, OR 97639

Grantor

To  
First American Title Insurance Co.  
PO Box 331  
Coos Bay, OR 97420

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

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was  
received for recording on \_\_\_\_\_,  
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: **SEE ATTACHED EXHIBIT "A"**

STATE OF OREGON, County of Josephine )ss:

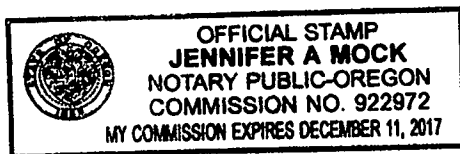
I, **Sharon Deardorff**, being first duly sworn, depose, and say that: At all times hereinafter mentioned, I was and now am a resident of  
the State of Oregon, a competent person over the age of eighteen years, and not the beneficiary or the beneficiary's successor in interest named  
in the original 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

Clinton E. Bimemiller ----- PO Box 331, Sprague River, OR 97639  
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 **July 23, 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*  
SHARON DEARDORFF

SIGNED AND SWORN TO before me on *August 1, 2014*

*Jennifer A. Mock*  
Notary Public for Oregon

My commission expires: *12.11.17*

## FORECLOSURE AVOIDANCE MEASURE NOTICE

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

Homeowner/Grantor:	Clinton E. Bimemiller
Lender/Beneficiary:	David E. Prince & Leana M. Prince, Trustees of the David E. and Leana M. Prince Trust dated November 15, 2006
Property Address:	10428, 10432, 10438, 10442 Highway 66, Klamath Falls, OR 97601

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](http://www.oregonhomeownersupport.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).

*[Beneficiary/Beneficiary's Agent]*

By:

  
PATRICK KELLY

Date:

July 23, 2013

## EXHIBIT "A"

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A PARCEL OF LAND LYING WITHIN THE BOUNDS OF THAT TRACT OF LAND RECORDED IN VOLUME M67, PAGE 3540, OF DEED RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED THEREIN AS BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF ABOVE SAID TRACT OF REAL PROPERTY, WHICH CORNER IS DESCRIBED AS BEING ON THE SOUTH BOUNDARY OF AFORESAID SECTION 28, DISTANCE 2074.11 FEET EAST OF THE SOUTH QUARTER CORNER THEREOF; THENCE NORTH 25° 22' WEST 761.00 FEET ALONG THE WEST BOUNDARY OF AFORESAID TRACT OF REAL PROPERTY TO THE MOST NORTHWESTERLY CORNER THEREOF, BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF THE KLAMATH FALLS-ASHLAND HIGHWAY (ORE 66) THENCE NORTH 67° 02 1/2' EAST ALONG SAID TRACT OF REAL PROPERTY A DISTANCE OF 418 FEET BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 25° 22' EAST ALONG THE EAST BOUNDARY OF SAID TRACT OF REAL PROPERTY A DISTANCE OF 350.00 FEET; THENCE SOUTH 67° 02 1/2' WEST PARALLEL WITH THE AFORESAID SOUTHERLY RIGHT OF WAY OF THE KLAMATH FALLS-ASHLAND HIGHWAY A DISTANCE OF 252.00 FEET; THENCE NORTH 25° 22' WEST 350.00 FEET TO A POINT ON THE AFORESAID HIGHWAY BOUNDARY A DISTANCE OF 252.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 67° 02 1/2' EAST 252.00 FEET ALONG THE SAID BOUNDARY TO THE TRUE POINT OF BEGINNING.**