

1st 22/2959

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

2014-009415

Klamath County, Oregon

09/10/2014 09:20:32 AM

Fee: \$107.00

This space reserved for use by
the County Recording Office

After recording return to:

First American Title

404 Main St Ste 1

Klamath Falls OR 97601

Title(s) of Transaction(s) ORS 205.234(a)

Affidavit of Mailing Trustee's Notice of Sale

Trustee's Notice of Sale

Affidavit of Service

Affidavit of Mailing

Affidavit of Publication

Affidavit of Compliance

2) Indirect Party/Original Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160

Russell A Bond and Kathey E Bond

3) Direct Party/Original Trustee(s) and address ORS 205.125(1)(a) and ORS 205.160

First American Title

3a) Beneficiary and address, if any

Seattle Mortgage Company

5) Send Tax Statements to:

☐

: If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of _____ to correct _____ previously recorded in Book _____ and Page _____, or as Fee Number _____."

(Legal description if corrected is attached to included certified document of the original.)

Recording Requested By:

When Recorded Mail to:

First American Title Insurance Company
c/o Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

TS No. OR05000017-14-1

APN R699505

Title Order No. 8395625

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, YVETTE MIRANDA, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of CALIFORNIA, a competent person over the age of eighteen years, and not the Beneficiary or his successor in interest named in the attached original or copy of Trustee's Notice of Sale given under the terms of that certain Trust Deed described in said notice.

Notice of the sale of the real property described in the attached Trustee's Notice of Sale was sent by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit: SEE ATTACHED

Said person(s) include the Grantor(s) in the Trust Deed, any successor in interest to the Grantor(s) whose interest appears of record or of whose interest the Trustee or the Beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices mailed was a true copy of the original Trustee's Notice of Sale by TRUSTEE CORPS, for First American Title Insurance Company, the Trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in IRVINE, on 05/15/14. Each of said notices was mailed after the Notice of Default and Election to Sell, described in said Trustee's Notice of Sale, was recorded and at least 120 days before the day fixed in said notice by the Trustee for the Trustee's Sale.

TS No. OR05000017-14-1

APN R699505

Title Order No. 8395625

"Notice as required by and in accordance with ORS Chapter 646 was provided to Grantor(s) and successor in interest; if any."

Dated: 08/28/14

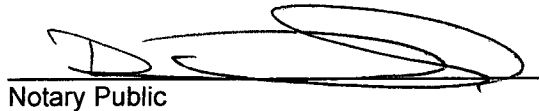

By: Yvette Miranda
Authorized Signatory

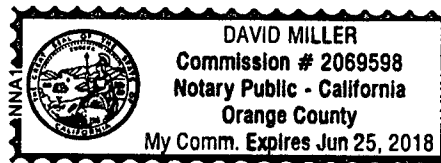
State of CALIFORNIA
County of ORANGE

On 8/28/14 before me, David Miller Notary Public
in and for said county, personally appeared YVETTE MIRANDA who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that ~~he~~/she executed the same in ~~his~~/her authorized capacity, and that by
~~his~~/her/their signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal


Notary Public



Declaration of Mailing

Trustee's Sale No. OR05000017-14-1

Date: 05/15/2014

Mailing: Sale

Page: 1

I, Yvette Miranda, declare: That I am an officer, agent, or employee of MTC Financial Inc. dba Trustee Corps whose business address is 17100 Gillette Ave, Irvine, CA 92614

I am over the age of eighteen years; On 05/15/2014 by Certified and First Class mail, enclosed in a sealed envelope with postage notices,

a true and correct copy of which is hereunto attached and made part hereof, addressed to following:

Number of Article	Name of Addressee, Street, and Post Office Address	Cert Fee	R R Fee
71901017845008907627	The Estate of Katherine Elizabeth Bond, a deceased 2706 Boone Circle La Pine, OR 97739		
71901017845008907634	Secretary of Housing and Urban Development C/O Seattle Mortgage Company 229 Queen Anne Avenue North Seattle, WA 98109		
71901017845008907955	The Estate of Katherine Elizabeth Bond, a deceased P.O. Box 1874 La Pine, OR 97739		
71901017845008907962	Providian National Bank P.O. Box 9053 Pleasanton, CA 94566		
71901017845008908273	The Estate of Katherine Elizabeth Bond, a deceased C/O Jennifer S. Wells, La Pine Law P.O. Box 913 La Pine, OR 97739		
71901017845008908280	Providian National Bank C/O Kenneth E. Anderson, Esq 1737 NE Broadway Portland, OR 97232		
71901017845008908600	Michael Patrick Marable P.O. Box 2276 La Pine, OR 97739		
71901017845008908617	First Select Corporation C/O Harrington, Anderson & Deblasio, Attorneys at 1737 NE Broadway Portland, OR 97232-1480		
71901017845008908945	Ronald Wayne Marable P.O. Box 1874 La Pine, OR 97739		
71901017845008908952	First Select Corporation 960 SE Highway 101 #388 Lincoln City, OR 97367		
71901017845008909270	Michael Patrick Marable C/O Jennifer S. Wells, La Pine Law P.O. Box 913 La Pine, OR 97739		



Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
11			

I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

5/15/14
(Date)

[Signature]
(Declaring)

Declaration of Mailing

Trustee's Sale No. OR05000017-14-1

Date: 05/15/2014

Mailing: Sale

Page: 2

I, Yvette Miranda, declare: That I am an officer, agent, or employee of MTC Financial Inc. dba Trustee Corps whose business address is 17100 Gillette Ave, Irvine, CA 92614

I am over the age of eighteen years; On 05/15/2014 by Certified and First Class mail, enclosed in a sealed envelope with postage notices,

a true and correct copy of which is hereunto attached and made part hereof, addressed to following:

Number of Article	Name of Addressee, Street, and Post Office Address	Cert Fee	R R Fee
71901017845008909287	Senior Citizen's Deferral Unit C/O Oregon Department of Revenue 955 Center Street NE Salem, OR 97301		
71901017845008909584	Ronald Wayn Marable C/O Jennifer S. Wells, La Pine Law P.O. Box 913 La Pine, OR 97739		
71901017845008909591	Professional Recovery Systems A/S/O Citibank Corpo C/O C. Thomas Davis 12220 SW First St Beaverton, OR 97005		
71901017845008909928	Michael Patrick Marable 2706 Boone Circle La Pine, OR 97739		
71901017845008910085	Professional Recovery Systems A/S/O Citibank Corpo C/O C. Thomas Davis, Attorney at Law 12220 S.W. First Street Beaverton, OR 97005		
71901017845008910252	Ronald Wayne Marable 2706 Boone Circle La Pine, OR 97739		
71901017845008910269	State of Oregon, Department of Human Services Estate Administration Unit, Attn: Pamela Taylor P.O. Box 14021 Salem, OR 97309-5024		
71901017845008910610	Kathey E Bond 2706 Boone Circle La Pine, OR 97739		
71901017845008910627	Occupant 2706 Boone Circle La Pine, OR 97739		
71901017845008910948	Russell A Bond 2706 Boone Circle La Pine, OR 97739		
71901017845008911280	Secretary of Housing and Urban Development 451 Seventh Street, S.W. Washington, DC 20410		



Number of Pieces by Sender	Number of Pieces Received	Postmaster (Name) Receiving Employee	Mail By (Name) Sending Employee
11	11		

I certify (or Declare) under penalty of perjury under the laws of the State of CA that the foregoing is true and correct

(Date)

(Declarant)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by, Russell A. Bond and Kathey E. Bond an estate in fee simple as tenants by the entirety as Grantor to First American Title Insurance Company as Trustee, in favor of Seattle Mortgage Company as Beneficiary and recorded on October 26, 1999 in Book M99, on Page 42743 of official records in the Office of the Recorder of Klamath County, Oregon to-wit:

APN: **R699505**

LOT 12 IN BLOCK 3 OF TRACT 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: **2706 Boone Circle, La Pine, OR 97739**

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is: A borrower dies and the property is not the principal residence of at least one surviving borrower.

By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of **\$54,598.06** together with interest thereon at the rate of **2.08400%** per annum from **December 6, 2009** until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed.

Wherefore, notice is hereby given that, the undersigned Trustee will on **September 19, 2014** at the hour of **10:00 AM**, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, **at the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR 97601** County of Klamath, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, Trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any.

Trustee Sale No. OR05000017-14-1

APN R699505

Title Order No 8395625

Dated: May 12, 2014

First American Title Insurance Company



By: **CINDY ENGEL, AUTHORIZED SIGNOR**
Authorized Signatory

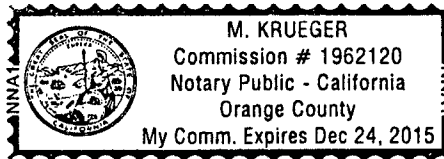
STATE OF California
COUNTY OF Orange

On 5/12/14 before me, M. Krueger, Notary Public,
personally appeared Cindy Engel who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal


Notary Signature M. Krueger



First American Title Insurance Company
c/o TRUSTEE CORPS
17100 Gillette Ave, Irvine, CA 92614
949-252-8300

FOR SALE INFORMATION PLEASE CALL:
Priority Posting and Publishing at 714-573-1965
Website for Trustee's Sale Information: www.priorityposting.com

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

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy
under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only
and does not constitute an attempt to collect a debt or to impose personal liability for such obligation.
However, a secured party retains rights under its security instrument, including the right to foreclose its
lien.

Trustee's Notice of Sale


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**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

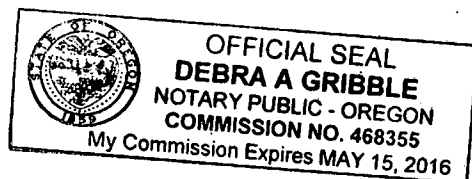
I, Linda Culp, Human Resources, being duly sworn, depose and say that I am the principle clerk of the publisher of the Herald and News, a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at 2701 Foothills Blvd, Klamath Falls, OR 97603 in the aforesaid county and state; that I know from my personal knowledge that the Legal#15659 SALE BOND TRUSTEE SALE NO. OR050000 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:
05/23/2014 05/30/2014 06/06/2014 06/13/2014

Total Cost: \$994.50


Subscribed and sworn by Linda Culp before me on:
13th day of June in the year of 2014


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



**Trustee Sale No. OR05000017-14-1 APN R699505
TO Order No 8395625
TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Trust Deed made by, Russell A Bond and Kathy E. Bond an estate in fee simple as tenants by the entirety as Grantor to First American Title Insurance Company as Trustee, in favor of Seattle Mortgage Company as Beneficiary and recorded on October 26, 1999 in Book M99, on Page 42743 of official records in the Office of the Recorder of Klamath County, Oregon to-wit: APN: R699505 LOT 12 IN BLOCK 3 OF TRACT 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. Commonly known as: 2706 Boone Circle, La Pine, OR 97739

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is: A borrower dies and the property is not the principal residence of at least one surviving borrower.

By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$54,598.06 together with interest thereon at the rate of 2.08400% per annum from December 6, 2009 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed.

Wherefore, notice hereby is given that, the undersigned Trustee will on September 19, 2014 at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the main entrance to the County Courthouse, 316 Main St., Klamath Falls, OR 97601 County of Klamath, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, Trustee's or attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: May 12, 2014 First American Title Insurance Company By: CINDY ENGEL, AUTHORIZED SIGNOR Authorized Signatory First American Title Insurance Company c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 FOR SALE INFORMATION PLEASE CALL: Priority Posting and Publishing at 714-573-1965 Website for Trustee's Sale Information: www.priorityposting.com THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. P1094978 5/23, 5/30, 6/6, 06/13/2014
#15659 May 23, 30, June 06, 13, 2014.

1094978

When Recorded Mail to:

First American Title Insurance Company
c/o Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

AFFIDAVIT OF COMPLIANCE WITH CH. 864 (2009 OREGON LAWS)

TRUSTEE SALE NO: OR05000017-14-1
BORROWER(S): Russell A. Bond and Kathey E. Bond an estate in fee simple as tenants
by the entirety
SUBJECT PROPERTY: 2706 Boone Circle, La Pine, OR 97739

I, LAURA SMITH being first duly sworn, depose, and say that I am employed by Reverse Mortgage Solutions, Inc., hereinafter "beneficiary", and I am familiar with the records and files kept by beneficiary with respect to the loan, where the grantor(s) name(s) is/are Russell A. Bond and Kathey E. Bond an estate in fee simple as tenants by the entirety:

- ☒ Beneficiary did not receive a Modification Request Form from the grantor(s) within the time specified in Chapter 864 (2009 Oregon Laws); or
☐ Beneficiary received a timely Modification Request Form from the grantor(s) on _____.

If beneficiary received a timely Modification Request Form, within 45 days of receipt of the Modification Request Form (check all that apply):

- ☐ Beneficiary or beneficiary's agent reviewed the information submitted by grantor(s), and notified the grantor(s) that the beneficiary denied the request for modification of the loan.
☐ Beneficiary or beneficiary's agent requested grantor(s) provide additional information needed to determine whether the loan could be modified.
☐ If timely requested by the grantor(s), the beneficiary or beneficiary's agent met with the grantor(s) in person or spoke to the grantor(s) by the telephone before the beneficiary or beneficiary's agent responded to the grantor(s) request to modify the loan. The person representing the beneficiary or the beneficiary's agent who met or spoke with grantor(s) has or was able to obtain authority to modify the loan.
☐ The grantor(s) did not respond to the beneficiary within seven business days of the date the beneficiary or the beneficiary agent attempted to contact the grantor(s) to schedule a meeting in person or by telephone.
☐ The beneficiary has previously considered the current financial information provided by the grantor(s), and has in good faith determined that the grantor(s) is not eligible for a modification of the loan. The beneficiary has informed the grantor(s) that the grantor(s) is not eligible for a modification of this loan.

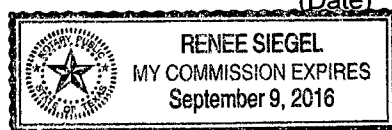
**No modifications on reverse mortgages.
Bondman deceased.*

COUNTY of HARRIS

STATE of TEXAS

By: *Laura Smith*
LAURA SMITH

Subscribed and sworn to before me on August 7, 2014 by LAURA SMITH
(Date) (Name of Affiant)



Renee Siegel
Notary Public in and for said County and State