

2014-009991

Klamath County, Oregon



00159236201400099910030039

AFFIDAVIT OF MAILING OF NOTICE
TO GRANTOR PURSUANT TO ORS 86.756

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

To
First American Title Insurance Co

Grantor

Trustee

After recording, return to:

SPACE RESERVED
FOR
RECORDER'S USE

09/26/2014 10:41:26 AM

Fee: \$52.00

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.

By _____, Deputy.

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 gave notice of the sale of the real property described in the attached "Notice to Grantor" 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

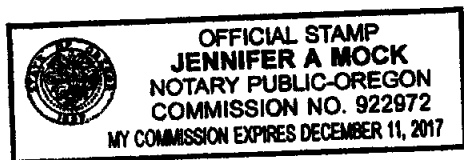
Issac L. Sheppard ----- 2705 Heritage Court, Klamath Falls, OR 97603

Wendy L. Sheppard ----- 2705 Heritage Court, Klamath Falls, OR 97603

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) the occupant of the real property which is subject to this foreclosure.

Each of the notices so mailed was an original notice to Grantor's signed by PATRICK J. KELLY, 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 Grants Pass, Oregon, on May 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. 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.



SHARON DEARDORFF

SIGNED AND SWORN TO before me on 9.24.14

Notary Public for Oregon

My commission expires: 12.11.17

NOTICE:
YOU ARE IN DANGER OF LOSING YOUR PROPERTY
IF YOU DO NOT TAKE ACTION IMMEDIATELY

This notice is about your mortgage loan on your property at:

Street address: 2705 Heritage Court
City: State: ZIP: Klamath Falls, Oregon 97603

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called 'foreclosure.'

The amount you would have had to pay as of December 1, 2013 to bring your mortgage loan current was \$543.56. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call: (541) 474-1908 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe.

You may also get these details by sending a request by certified mail to:

PATRICK J. KELLY, ATTORNEY
717 NW 5TH STREET
Grants Pass, OR 97526

THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD
IF YOU DO NOT TAKE ACTION:

Date and time: September 26, 2014 at 11:30 am

Place: 316 Main Street, Klamath Falls, Oregon

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call Patrick Kelly, Attorney at (541) 474-1908 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

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 phone number of an organization near you, please call the statewide phone contact number at **1-855-480-1950**. You may also wish to talk to a lawyer.

If you need help finding a lawyer, you may call 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 Web site at: **www.osbar.org**. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to **<http://www.oregonlawhelp.org>**.

WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED: May 22, 2014

Trustee name (print): Patrick J. Kelly

Trustee signature: _____

Trustee telephone number: (541) 474-1908