

184

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

Re: Trust Deed from
Daniel S. Miller
PO Box 139
Chemult, OR 97731

To Grantor
AmeriTitle

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

2015-001420
Klamath County, Oregon
02/18/2015 11:11:28 AM
Fee: \$57.00

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.

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

Daniel S. Miller ----- PO Box 139, Chemult, OR 97731
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 **February 6, 2015**. 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 2-6-2015

Hope Lauber
Notary Public for Oregon
My commission expires: 6-28-2017

First American Title Ins. Co. has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

FORECLOSURE AVOIDANCE MEASURE NOTICE

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

Homeowner/Grantor:	Daniel S. Miller
Lender/Beneficiary:	Owen W. MacPhee and Neva K. MacPhee, Trustees of the Owen MacPhee Family Trust
Property Address:	109716, 109718, and 109370 Hwy 97 North, Chemult, Oregon

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 KELLY, Attorney

Date: February 6, 2015

EXHIBIT "A"

All of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 5, NORTH CHEMULT, in the County of Klamath, State of Oregon;

ALSO: All that portion of Lot 9, Block 5, NORTH CHEMULT, vacated Chemult Road, and Lot 7, Block 4 of Chemult, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of said Lot 9, which is 480 feet South of the most Northerly corner of Lot 1 of said Block 5; thence Southwesterly parallel with the Northerly line of said Lot 9 to a point on the Westerly line of said Lot 7, Block 4; thence Northwesterly along the Westerly line of said Lot 7 to a point on the South line of vacated Chemult Road; thence Westerly along the South line of vacated Chemult Road to a point on the West line of Section 21, Township 27 South, Range 8 East of the Willamette Meridian; thence North along said section line to the Northwest corner of said Lot 9, Block 5; thence Northeasterly along the Northerly line of said Lot 9 to the Northeast corner thereof; thence Southeasterly along the Easterly line of said Lot 9 to the point of beginning.

LESS AND EXCEPT that portion conveyed to the State of Oregon, by and through its Department of Transportation as recorded February 22, 2001 in M01, page 7134 and M01, page 7139.