

2015-009319

Klamath County, Oregon



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08/21/2015 10:25:03 AM

Fee: \$92.00

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

ELIZABETH SLAUGHTER

2420 EBERLEIN STREET

KLAMATH FALLS, OR 97601

Grantor's Name and Address*

AMERITITLE

NEAL G. BUCHANAN, SUCCESSOR

435 OAK AVENUE, KLAMATH FALLS, OR 97601

Trustee's Name and Address*

JOSEPH S. EDGAR

7000 ROBERT DIXON DRIVE

AUSTIN, TX 78749

Beneficiary's Name and Address*

After recording, return to (Name and Address):

NEAL G. BUCHANAN

435 OAK AVENUE

KLAMATH FALLS, OR 97601

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of KLAMATH) ss.I, NEAL G. BUCHANAN

, being first duly sworn, depose, and say:

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 named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale 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:

Name

Address

See EXHIBIT A attached hereto and incorporated by this reference herein as though fully set forth

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) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; (d) any person requesting notice as set forth in ORS 86.785; and (e) if the owner of the subject real property dies and the property is also subject to a transfer on death deed, the beneficiary or beneficiaries designated under the transfer on death deed.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by NEAL G. BUCHANAN, 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 KLAMATH FALLS, Oregon, on April 15, 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. 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, the word "grantor" includes any successor in interest to the grantor, as well as any other person owing an obligation, the performance of which is secured by the trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.



SIGNED AND SWORN TO before me on April 15, 2015
by Neal G. Buchanan

Margaret John
Notary Public for Oregon - My commission expires 8/5/18

EXHIBIT A

Bonneville Billing & Collection, Inc.

4370 NE Halsey #117

Portland, OR 97213 ✓

Nature of Right Lien or Interest is judgment entered in
Klamath County Circuit Court Case No. 0402550 CVT

Option Card, LLC.

C/o David H. DeBlasio

PO Box 12669

Portland, OR 97212

Nature of Right Lien or Interest is Judgment entered in
Klamath County Circuit Court Case No. 0501750 CV

David H. DeBlasio

Attorney at Law

Attorney for Option Card, LLC,

PO Box 12669

Portland, OR 97212

Nature of Right Lien or Interest is Potential Attorney Lien
regarding Klamath County Circuit Court Case No. 0501750 CV

Midland Funding LLC

PO Box 22338

Eugene, OR 97402

Nature of Right Lien or Interest is Judgment entered in
Klamath County Circuit Court Case No. 0701468 CV

Daniel N. Gordon

PO Box 22338

Eugene, OR 97402

Nature of Right Lien or Interest is Potential Attorney Lien
regarding Klamath County Circuit Court Case No. 0701468 CV

Unifund CCR Partners

PO Box 22338

Eugene, OR 97402

Nature of Right Lien or Interest is Judgment entered in
Klamath County Circuit Court Case No. 0803096 CV

Daniel Gordon or Matthew R. Aylworth

PO Box 22338

Eugene, OR 97402

Nature of Right Lien or Interest is Potential Attorney Lien
regarding Klamath County Circuit Court Case No. 0803096 CV

State of Oregon

4600 25th Ave NE #180

Salem, OR 97301

Nature of Right Lien or Interest Judgments entered in
Klamath County Circuit Court Case No. 0902367 CR 1104416 CV

Elizabeth Slaughter

2420 Eberlein Street

Klamath Falls, OR 97601

Grantor, Fee Owner and Party in Possession

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

I, Dawn Megles, Classified Manager, 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#16490 SALE SLAUGHTER


FILE NO. 14-32


a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

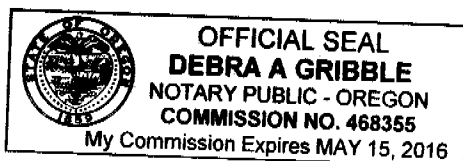
Insertion(s) in the following issues:

06/21/2015 06/28/2015 07/05/2015 07/12/2015

Total Cost: \$1042.76


Subscribed and sworn by Dawn Megles before me on:
13th day of July in the year of 2015


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



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by **ELIZABETH SLAUGHTER**, as grantor, to **AmeriTitle (Neal G. Buchanan as Successor)**, as trustee, in favor of **Joseph S. Edgar**, as beneficiary, dated **July 15, 2004**, recorded on **July 19, 2004**, in the Records of **KLAMATH** County, Oregon, in volume No. **04** at page **47170**, covering the following described real property situated in that county and state, to-wit:

Lot 12, Block 305, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file to the office of the County Clerk of Klamath County, Oregon.
Tax Account No: 3809-033DD-01100-000
Key No.: 633513

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums:

1. a portion of the payment due **May 16, 2008** and the entirety of all payments falling due the **16th day of June 2008** and thereafter in the amount of **\$180.00 (plus collection fees) per month.**
2. Failure to maintain insurance on the premises as required by paragraph 4 of the Trust Deed
3. Failure to pay real property taxes "before any part of any such taxes...become past due or delinquent" in accordance with paragraph 5 of the Trust Deed

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: **principle balance in the sum of \$13,500.00 together with unpaid interest in the amount of \$35.00; altogether with interest thereon at the rate of 16% per annum from June 16, 2008 until paid**

WHEREFORE, notice is hereby given that the undersigned trustee will on **August 25, 2015**, at the hour of **1:00 o'clock, P.M.**, in accord with the standard of time established by ORS 187.110, at **Klamath County Courthouse Lobby, 316 Main Street** in the City of **Klamath Falls**, County of **Klamath**, State of **Oregon**, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED April 15, 2015

/s/ Neal G. Buchanan, Successor Trustee
435 Oak Avenue, Klamath Falls, OR 97601
Phone: 541-882-6607

#16490 June 21, 28, July 05, 12, 2015.

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**SUPPLEMENTAL
AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

ELIZABETH SLAUGHTER

2420 EBERLEIN STREET

KLAMATH FALLS, OR 97601

Grantor's Name and Address*

AMERITITLE

NEAL G. BUCHANAN, SUCCESSOR

435 OAK AVENUE, KLAMATH FALLS, OR 97601

Trustee's Name and Address*

JOSEPH S. EDGAR

7000 ROBERT DIXON DRIVE

AUSTIN, TX 78749

Beneficiary's Name and Address*

After recording, return to (Name and Address):

NEAL G. BUCHANAN

435 OAK AVENUE

KLAMATH FALLS, OR 97601

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of KLAMATH ss.I, NEAL G. BUCHANAN

, being first duly sworn, depose, and say:

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 named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale 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:

Name

Address

BONNEVILLE BILLING & COLLECTIONS, INC
CT CORPORATION SYSTEM- REGISTERED AGENT

388 STATE ST STE #420
SALEM, OR 97301

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) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; (d) any person requesting notice as set forth in ORS 86.785; and (e) if the owner of the subject real property dies and the property is also subject to a transfer on death deed, the beneficiary or beneficiaries designated under the transfer on death deed.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by NEAL G. BUCHANAN, 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 KLAMATH FALLS, Oregon, on MAY 14, 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. 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, the word "grantor" includes any successor in interest to the grantor, as well as any other person owing an obligation, the performance of which is secured by the trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.



SIGNED AND SWORN TO before me on June 2, 2015
by Neal G. Buchanan

Katie Terrell
Notary Public for Oregon - My commission expires April 20, 2019

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

BL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

SUPPLEMENTAL
AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

ELIZABETH SLAUGHTER

2420 EBERLEIN STREET

KLAMATH FALLS, OR 97601

Grantor's Name and Address*

AMERITITLE

NEAL G. BUCHANAN, SUCCESSOR

435 OAK AVENUE, KLAMATH FALLS, OR 97601

Trustee's Name and Address*

JOSEPH S. EDGAR

7000 ROBERT DIXON DRIVE

AUSTIN, TX 78749

Beneficiary's Name and Address*

SPACE RESERVED
 FOR
 RECORDER'S USE

After recording, return to (Name and Address):

NEAL G. BUCHANAN

435 OAK AVENUE

KLAMATH FALLS, OR 97601

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

STATE OF OREGON, County of KLAMATH) ss.I, NEAL G. BUCHANAN, being first duly sworn, depose, and say:

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 named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale 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:

Name

Address

BONNEVILLE BILLING & COLLECTIONS, INC

4370 NE HALSEY #240
 PORTLAND, OR 97213

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) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; (d) any person requesting notice as set forth in ORS 86.785; and (e) if the owner of the subject real property dies and the property is also subject to a transfer on death deed, the beneficiary or beneficiaries designated under the transfer on death deed.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by NEAL G. BUCHANAN, 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 KLAMATH FALLS, Oregon, on APRIL 27, 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. 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, the word "grantor" includes any successor in interest to the grantor, as well as any other person owing an obligation, the performance of which is secured by the trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any, "person" includes a business or other entity, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.



SIGNED AND SWORN TO before me on June 2, 2015
 by Neal G. Buchanan

Katie Terrell
 Notary Public for Oregon - My commission expires April 20, 2019

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date. Pursuant to ORS 86.740(2), a notice served by mail in accordance with ORS 86.740(1) is effective when the notice is mailed.
 PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

NOTICE OF SUBSTITUTE SERVICE/AFFIDAVIT OF MAILING

To: ELIZABETH SLAUGHTER
2420 EBERLEIN STREET
KLAMATH FALLS, OR 97601

You are hereby notified that you have been served with TRUSTEE'S NOTICE OF SALE, NOTICE OF DEFAULT AND ELECTION TO SELL with attached EXHIBIT A, and NOTICE PURSUANT TO ORS 86.756, (hereinafter called documents) in the above-titled court and cause, a true copy of which is attached hereto and enclosed herewith.

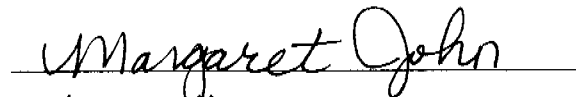
Service was made by delivering a true copy of the documents at your dwelling house or usual place of abode at 2420 Eberlein Street, Klamath Falls, OR to Uriah Job, who is a person fourteen year of age or older who resides at the place of abode, on April 15, 2015 at 3:33 o'clock p.m.


TERRY L. GRIFFIN

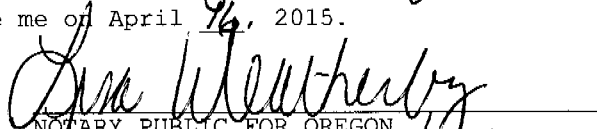
STATE OF OREGON, COUNTY OF KLAMATH) ss.

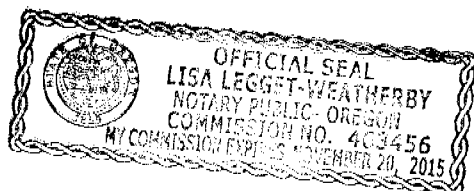
I, Margaret John, being first duly sworn, depose, say and certify that: I mailed an original Notice of Substituted Service, an exact and complete copy of which appears hereinabove, together with a true copy of the documents referred to herein, which documents were certified to be an exact and complete copy of the originals thereof by Neal G. Buchanan, attorney for the plaintiff, to the person and to the address first appearing on this notice.

The Notice set forth and true copies of the documents were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Klamath Falls, Oregon, on the 16 day of April, 2015 addressed as aforesaid.



SUBSCRIBED AND SWORN to before me on April 16, 2015.


NOTARY PUBLIC FOR OREGON
My Commission expires: 11/20/2015



EE

**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S
NOTICE OF SALE UPON OCCUPANT PURSUANT
TO ORS 86.750 (1) AND PROOF OF SERVICE
(120-Day Notice)**

RE: Trust Deed from

ELIZABETH SLAUGHTER2420 EBERLEIN STREETKLAMATH FALLS, OR 97601

To

Grantor

AMERITITLENEAL G. BUCHANAN, SUCCESSOR435 OAK AVE., KLAMATH FALLS, OR 97601

Trustee

After recording, return to (Name, Address, Zip):

NEAL G. BUCHANAN435 OAK AVENUEKLAMATH FALLS, OR 97601

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of KLAMATH

} ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP

7 D(2) and 7 D(3) upon the occupant of the property described in the Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in the trust deed are as follows:

Name of person to be served
(If unknown, so state)**ELIZABETH SLAUGHTER OR OCCUPANT**

Property Address

**2420 EBERLEIN STREET
KLAMATH FALLS, OR 97601**

If the occupant is indicated as "unknown," or if you find the property at this address to be occupied by someone other than the person named, then you are to serve the person or persons whom you find to be occupying the property.

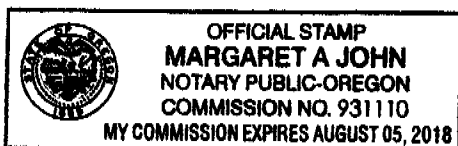
Service should be made by April 25, 2015, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in attempting to make service until it has been accomplished.

As used herein, the singular includes the plural, "trustee" includes any successor trustee, and "person" includes a corporation or any other legal or commercial entity.

Neal Buchanan

(ATTORNEY FOR) TRUSTEE

SIGNED AND SWORN TO before me on

April 15, 2015

Margaret John

Notary Public for Oregon

My commission expires

8-5-18

PROOF OF SERVICE

STATE OF Oregon, County of Klamath ss.



I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state where-
in the service hereinafter set forth was made, and that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor a succes-
sor to either, nor an officer, director, employee of, or attorney for, the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities named below by delivering true copies of the
Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, at _____ o'clock ____ M.
Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, at _____ o'clock ____ M.

Substituted Service Upon Individual(s)

Upon Elizabeth Slaughter, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: 2420 Eberlein Ave. K Falls OR 97601,
to Uriah Job, who is a person 14 years
of age or older and a member of the household of the person served on 4-15-2015, at 3:33 o'clock P.M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____,
to _____, who is a person 14 years
of age or older and a member of the household of the person served on _____, at _____ o'clock ____ M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____,
by leaving such true copy with _____, the person who
is apparently in charge, on _____, during normal working hours, at _____ o'clock, ____ M.

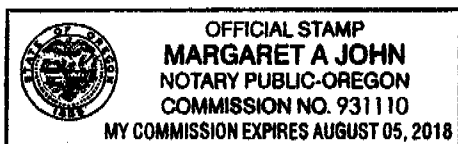
Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, by
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____ who is a/the
_____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the
(Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof;
at _____, on _____, at _____ o'clock ____ M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN
THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.

Margaret A. John

SIGNED AND SWORN TO before me on April 15, 2015



Margaret John
Notary Public for Oregon
My commission expires 8-5-18

PUBLISHER'S NOTE: ORS 86.750 (1) requires the Notice of Sale to be served upon the occupant in the manner in which a summons is served pursuant to ORCP 7 D(2)
and 7 D(3). The Proof of Service above contains most, but not all, of the permissible methods of service. For example, this form does not include proof of service
upon a minor, an incapacitated person, or tenant(s) of a mail agent. See ORCP 7 D(2) and 7 D(3) for permissible service methods with respect to particular parties.
Also, an attorney who serves the Notice of Sale by mail, in accordance with law, should delete "or attorney for," from the first paragraph above before this docu-
ment is recorded.

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ELIZABETH SLAUGHTER, as grantor, to AmeriTitle (Neal G. Buchanan as Successor), as trustee, in favor of Joseph S. Edgar, as beneficiary, dated July 15, 2004, recorded on July 19, 2004, in the Records of KLAMATH County, Oregon, in ☐ book ☐ reel ☒ volume No. 04 at page 47170, or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which), covering the following described real property situated in that county and state, to-wit:

lot 12, Block 305, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file to the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DD-01100-000 Key No.: 633513

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums: 1. **a portion of the payment due May 16, 2008 and the entirety of all payments falling due the 16th day of June 2008 and thereafter in in the amount of \$180.00 (plus collection fees) per month.**

2. Failure to maintain insurance on the premises as required by paragraph 4 of the Trust Deed

3. Failure to pay real property taxes "before any part of any such taxes...become past due or delinquent" in accordance with paragraph 5 of the Trust Deed

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: **principle balance in the sum of \$13,500.00 together with unpaid interest in the amount of \$35.00; altogether with interest thereon at the rate of 16% per annum from June 16, 2008 until paid**

WHEREFORE, notice is hereby given that the undersigned trustee will on August 25, 2015, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at Klamath County Courthouse Lobby, 316 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED 4-15-15

Robert Buchanan

Successor

Trustee

435 Oak Avenue

ADDRESS

Klamath Falls, OR 97601

CITY

STATE

5418826607

ZIP

PHONE

I certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for Trustee

NOTICE TO TENANTS

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is _____. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact 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 website at www.osbar.org. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. For more information and a directory of legal aid programs, go to www.oregonlawhelp.org.

SERVE:* _____
