

2015-011095

Klamath County, Oregon

10/08/2015 01:43:55 PM

Fee: \$57.00

RECORDING COVER SHEET
Pursuant to ORS 205.234

After recording return to:

Northwest Trustee Services, Inc.
As successor trustee
Attention: Breanon Miller
P.O. Box 997
Bellevue, WA 98009-0997

1ST AM

- 1. AFFIDAVIT OF MAILING – NOTICE OF POSTPONEMENT**
- 2. NOTICE OF POSTPONEMENT**

Original Grantor(s) on Trust Deed: Brian Russell and Madonna Russell, as tenants by the entirety

Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for American Financial Resources, Inc. a New Jersey Corporation, its successors and assigns

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After recording return to:
Northwest Trustee Services, Inc.
Attn: Breanon Miller
P.O. Box 997
Bellevue, WA 98009-0997

AFFIDAVIT OF MAILING NOTICE OF POSTPONEMENT
RE: Trust Deed from
Russell, Brian and Madonna
Grantor
to
Northwest Trustee Services, Inc.,
Trustee **File No. 7431.20529**

STATE OF WASHINGTON, County of KING) ss:

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

At all times hereinafter mentioned, I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached Notice of Postponement by mailing a copy 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 address, to-wit:

Oregon Affordable Housing Assistance Corporation
725 SUMMER ST NE, SUITE B
Salem, OR 97301-1266

Brian Russell aka Brian G. Russell
6610 TINGLEY LANE
Klamath Falls, OR 97603

Occupants
6610 TINGLEY LANE
Klamath Falls, OR 97603

Klamath Irrigation District
6640 KID LANE
Klamath Falls, OR 97603

Madonna Russell aka Madonna M. Russell
AKA MADONNA M. WILCOX
6610 TINGLEY LANE
Klamath Falls, OR 97603

Brian Russell aka Brian G. Russell
3630 VALE ROAD
Klamath Falls, OR 97603

Said 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, and (d) any person requesting notice, as required by ORS 86.806.

Each of the notices so mailed was certified to be a true copy of the original notice of sale, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Bellevue, Washington, on 10/02/2015. 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 and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

STATE OF WASHINGTON)

) ss.


COUNTY OF KING)


John Kolesinski

I certify that I know or have satisfactory evidence that John Kolesinski is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: OCT 07 2015




NOTARY PUBLIC in and for the State of
Washington, residing at King
My commission expires 4-27-19

Unofficial Copy

Northwest Trustee Services, Inc.
PO Box 997
Bellevue, WA 98009-997

**Notice of Postponement of Trustee's Foreclosure Sale
Required under ORS 86.782(2)(b)**

Description of Trust Deed

DOT County: Klamath
Dated: 04/29/2013
Recording Date: 04/30/2013
Recording No.: 2013-004584
Original Grantor: Brian Russell and Madonna Russell, as tenants by the entirety
Original Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee
for American Financial Resources, Inc. a New Jersey Corporation, its successors and
assigns
Property address: 6610 Tingley Lane
Klamath Falls, OR 97603

**Notice is given that the trustee's sale under the Trust
Deed described above, which was scheduled for
10/02/2015, is postponed to 01/04/2016 at 10:00 a.m. at
inside the 1st floor lobby of the Klamath County
Courthouse, 316 Main Street, Klamath Falls.**

The trustee's rules of auction may be accessed on-line at www.northwesttrustee.com and are
incorporated by this reference. The foreclosure sale status may be accessed on-line at
www.northwesttrustee.com and www.USA-Foreclosure.com.

Date: October 2, 2015

Northwest Trustee Services, Inc., Trustee

Contact: Breanon Miller
(425) 586-1900

File No: 7431.20529
Client: LoanCare, LLC
Matter Name: Russell, Brian and Madonna