

2016-008527

Klamath County, Oregon

08/11/2016 03:45:00 PM

Fee: \$67.00

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

This space reserved for use by
the County Recording Office

After recording return to:

TD SERVICE COMPANY

4000 W. METROPOLITAN DR., STE. 400

ORANGE, CA 92868

160159848

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

AFFIDAVIT OF COMPLIANCE

2) Direct Party/Grantor(s) ORS 205.125(1)(b) and ORS 205.160

DANNY KAY SHERMAN AND DORTHA JEWEL SHERMAN

3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160

CHRISTOPHER C. DORR, OSBA#992526

4) True and Actual Consideration ORS 93.030

\$

5) Send Tax Statements to:

XX : If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"Re-recorded at the request of TD SERVICE COMPANY to correct signature on 'Affidavit of Mailing by First Class Mail' previously recorded 8/04/2016 as Instrument Number 2016-008271."

2016-008271**Klamath County, Oregon**

08/04/2016 03:09:38 PM

Fee: \$67.00

Recording Requested by:

AFTER RECORDING, RETURN TO:
T.D. SERVICE COMPANY
4000 W. METROPOLITAN DR., STE 400
ORANGE, CA 92868

TS Number: 160159848
APN #: L549068
R471279

AFFIDAVIT OF COMPLIANCE
with Oregon Laws 2012, chapter 112, section 4a

Grantor:	DANNY KAY SHERMAN, DORTHA JEWEL SHERMAN
Beneficiary:	UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE, SUCCESSOR IN INTEREST TO FMHA UNITED STATES DEPARTMENT OF AGRICULTURE
Trustee:	CHRISTOPHER C. DORR, OSBA # 992526
Property Address:	5942 BRANT AVE., BONANZA OR 97623
Instrument/Recording No./ Date	10/29/04 #74314-19 AND RE-RECORDED 1/12/05 # 02370-75

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

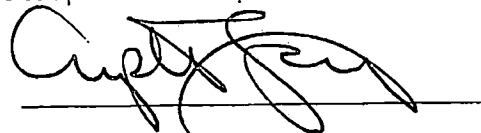
- (1) TD Service Company is agent for the trustee in the above referenced matter.
- (2) I certify that the beneficiary and the trustee as of this date are the beneficiary and trustee named above.
- (3) On the date shown and in the manner described on the attached Declaration and Affidavit of Mailings and in accordance with ORS 86.740, caused to be served on the grantor written notice that explains in plain language that:

The grantor is not eligible for any foreclosure avoidance measure; or

The grantor has not complied with the terms of the foreclosure avoidance measure to which the grantor and beneficiary had agreed;

The lender was unable to make contact with the grantor.

- (4) On the same date, I caused the same notice to be mailed to the Oregon Department of Justice.
- (5) By reason of the above, the beneficiary or beneficiary's agent has complied with the requirements of subsections and (2) of Oregon Laws 2012, chapter 112, section 4a.

**Crystal Espinoza**

(Printed name of person signing this affidavit)

TS Number: L549068

APN #: R471279

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California _____)
COUNTY OF Orange _____)SS

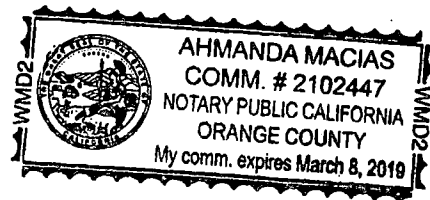
On 8/3/16 before me, AHMANDA MACIAS, a Notary Public, personally appeared CRYSTAL ESPINOZA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 Public in and for said County and State

(Seal)



Attachment – Proof of Service

DECLARATION OF MAILING BY CERTIFIED/REGISTERED MAIL



T.S.# L 549068

Date: 07/28/16

DANNY KAY SHERMAN
5942 BRANT AVE
BONANZA, OR 97623

CERTIFIED 7105 2257 2920 2038 6353
RETURN RECEIPT REQUESTED

DORTHA JEWEL SHERMAN
5942 BRANT AVE
BONANZA, OR 97623

CERTIFIED 7105 2257 2920 2038 6360
RETURN RECEIPT REQUESTED

DANNY KAY SHERMAN
5836 BRANT DR
BONANZA, OR 97623

CERTIFIED 7105 2257 2920 2038 6377
RETURN RECEIPT REQUESTED

DORTHA JEWEL SHERMAN
5836 BRANT DR
BONANZA, OR 97623

CERTIFIED 7105 2257 2920 2038 6384
RETURN RECEIPT REQUESTED

FORECLOSURE AVOIDANCE MEDIATION
OREGON DEPARTMENT OF JUSTICE
1162 COURT STREET, NE
SALEM, OR 97301-4096

CERTIFIED 7105 2257 2920 2038 6391
RETURN RECEIPT REQUESTED

STATE OF CALIFORNIA
COUNTY OF ORANGE

The undersigned does hereby declare that he/she is over the age of 18 year and that his/her business address is 4000 W. Metropolitan Drive, Suite 400, Orange, CA 92868. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by Certified/Registered mail, in a sealed envelope, a copy of the document which is attached to this declaration.

I certify or declare under penalty of perjury that the foregoing is true and correct.

Andrea Gonzalez

AFFIDAVIT OF MAILING
BY FIRST CLASS MAIL



T.S.# L 549068

Date: 07/28/16

STATE OF CALIFORNIA
COUNTY OF ORANGE SS.

The undersigned does hereby declare that he/she is over the age of 18 years and that his/her business address is 4000 W. Metropolitan Drive, Suite 400, Orange, CA 92868. That he/she did cause to be deposited, on the above date, in the United States mail, with postage fully prepaid, mailed by First Class Mail, in a sealed envelope, a copy of the Notice of Default / Notice of Trustee's Sale (Circle)

Addressed to the following:

DANNY KAY SHERMAN
5942 BRANT AVE
BONANZA, OR 97623

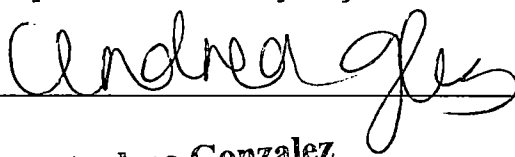
DORTHA JEWEL SHERMAN
5942 BRANT AVE
BONANZA, OR 97623

DANNY KAY SHERMAN
5836 BRANT DR
BONANZA, OR 97623

DORTHA JEWEL SHERMAN
5836 BRANT DR
BONANZA, OR 97623

FORECLOSURE AVOIDANCE MEDIATION
OREGON DEPARTMENT OF JUSTICE
1162 COURT STREET, NE
SALEM, OR 97301-4096

I declare under penalty of perjury that the foregoing is true and correct.



Andrea Gonzalez

TS #: L549068

FORECLOSURE AVOIDANCE MEASURE NOTICE

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

Homeowner/Grantor:	DANNY KAY SHERMAN AND DORTHA JEWEL SHERMAN
Lender/Beneficiary:	UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE, SUCCESSOR IN INTEREST TO FMHA UNITED STATES DEPARTMENT OF AGRICULTURE
Property Address:	5942 BRANT AVE., BONANZA OR 97623

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):

No response from the borrowers.

- ☐ 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 OCTOBER 11, 2016 AT 10:00 AM (time/date) at INSIDE THE MAIN LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON (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.

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING
SERVICE, SUCCESSOR IN INTEREST TO FMHA UNITED STATES
DEPARTMENT OF AGRICULTURE

By: *Burt Dyer*

Date: 7-18-16