



After Recording Return To:  
Tomasi Salyer Martin [EAD]  
121 SW Morrison, Suite 1850  
Portland, OR 97204

2017-011451  
Klamath County, Oregon  
10/09/2017 03:10:00 PM  
Fee: \$82.00

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

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STATE OF OREGON                    )  
  ) ss  
County of Multnomah                )

I, Keeley Siegman, Administrative Support Specialist at Tomasi Salyer Martin, being first duly sworn, depose, say and certify that:

At all times mentioned herein, 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 attached original Trustee's Notice of Sale.

I gave notice of the sale of the real property described in the attached original 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, to-wit:

Occupants and/or Tenants  
52251 Hessig St.  
Fort Klamath, OR 97626

Tori D. Hill  
24200 Wilson Rd.  
Merrill, OR 97633

Tori D. Hill  
PO Box 129  
Malin, OR 97632

William Franklin Hill  
18131 Hill Road  
Klamath Falls, OR 97603

William Franklin Hill  
20535 Hwy 39  
Klamath Falls, OR 97603

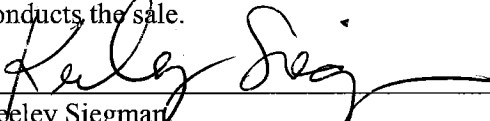
Each of the notices so mailed was a true copy of the original Trustee's Notice of Sale. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States Post Office at Portland, Oregon, on **June 15, 2017**. With respect to each person listed above, one such notice was mailed by first class mail to the address indicated, and another such notice was mailed by certified mail with return receipt requested.

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Each such notice was mailed after the Notice of Default and Election to Sell was recorded and at least 120 days before the Trustee conducts the sale.

  
Keeley Siegman  
Administrative Support Specialist

SUBSCRIBED AND SWORN to before me this 15<sup>th</sup> day of June 2017.



  
Notary Public - State of Oregon

## TRUSTEE'S NOTICE OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, executed and delivered by **Tori D. Hill**, as grantor, to **First American Title**, as trustee, in favor of **Oregon First Community Credit Union**, as beneficiary, dated July 11, 2011, and recorded on July 14, 2011, as Recording No. 2011-008268, in the mortgage records of Klamath County, Oregon. Oregon First Community Credit Union is now known as **First Community Credit Union**.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

The North 5 feet of Lot 2 in Block 11, Hessig Addition to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 1, Block 11 and Lots 3, 4, 5 and 6, Block 10, Hessig Addition to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Except that part of Lots 3 and 6, Block 10, said addition, conveyed to the State of Oregon, by and through its State Highway Commission, as described in Volume 234 at page 70, Deed Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land lying the NW1/4 of Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning 30 feet North of the Northwest corner of Block 10 of Hessig's Addition to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being the intersection of the East line of Hessig Street and the center line of an abandoned portion of Fifth Street, said point also being 1609.33 feet South and 870 feet East of Northwest Corner of Section 22, thence East 390 feet, thence South 82 feet, thence South 49° 42' West 120.6 feet, thence West 298 feet, thence North 160 feet to the Point of Beginning, said parcel being all of Lots 1, 2, 7, 8,9 and portions of Lots 3 and 6, Block 10 and vacated portions of Pine Street and Fifth Street, all in Hessig's Addition to Fort Klamath.

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$46,370.46 as of June 9, 2017, plus additional payments, property expenditures, taxes, liens, assessments, insurance, late fees, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

Payoff in the sum of \$46,370.46 as of June 9, 2017, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, late fees, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on **November 2, 2017**, at the hour of **11:00 a.m.**, in accord with the standard of time established by ORS 187.110, at the following place: **Main Entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon**, sell at public auction to the highest bidder for cash the interest in the above-described Property, which the grantor had or had power to convey at the time of the execution by grantor of the said 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 obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.

Notice is further given that any person named in ORS 86.778 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 said sum 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's and attorney's fees not exceeding the amounts provided by said ORS 86.778.

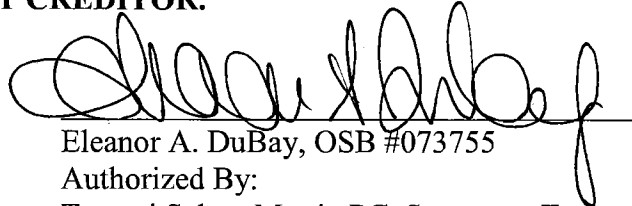
In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "trustee" and "beneficiary" include their respective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

Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical

components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

**THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIVING THIS NOTICE THAT YOU DISPUTE THE VALIDITY OF THE DEBT, OR ANY PORTION OF IT, WE WILL ASSUME THE DEBT IS VALID. IF YOU NOTIFY US, IN WRITING, WITHIN 30 DAYS AFTER RECEIPT OF THIS NOTICE THAT YOU DO DISPUTE THE DEBT OR ANY PORTION OF IT, WE WILL PROVIDE VERIFICATION BY MAILING YOU A COPY OF THE RECORDS. IF YOU SO REQUEST, IN WRITING, WITHIN 30 DAYS AFTER RECEIPT OF THIS NOTICE, WE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT CREDITOR.**

DATED: June 13, 2017.

A handwritten signature in black ink, appearing to read "Eleanor A. DuBay", is written over a horizontal line.

Eleanor A. DuBay, OSB #073755

Authorized By:

Tomasi Salyer Martin PC, Successor Trustee

121 SW Morrison, Suite 1850

Portland, OR 97204

Phone: 503-894-9900; fax: 971-544-7236

## AFFIDAVIT OF POSTING

STATE OF OREGON

County of Klamath

ss.

I, Robert Bolenbaugh, 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 wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the Trustee's Notice of Sale; Letter (dated June 15, 2017 and addressed To Whom it May Concern) upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "**Property Address**":

**52251 Hessig Street  
Fort Klamath, OR 97626**

As follows:

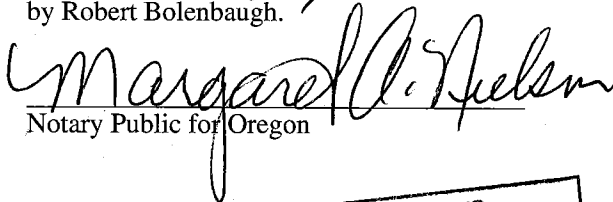
On 06/20/2017 at 1:06 PM, I attempted personal service at the Property Address. A locked gate exists at the entrance to the Property Address effectively preventing lawful access to the Property. At that time, I POSTED such true copy conspicuously and securely on the locked gate, pursuant to ORS 86.744 (1)(b)(A).

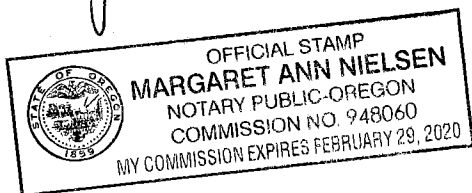
On 06/26/2017 at 3:16 PM, I returned to the Property Address. A locked gate continues to exist at the entrance to the Property Address effectively preventing lawful access to the Property. At that time, I POSTED such true copy conspicuously and securely on the locked gate, pursuant to ORS 86.744 (1)(b)(B).

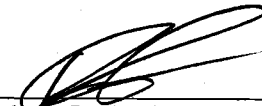
On 07/05/2017 at 1:10 PM, I returned to the Property Address. A locked gate continues to exist at the entrance to the Property Address effectively preventing lawful access to the Property. This attempt in person at the Property Address satisfies the third attempt requirement pursuant to ORS 86.744 (1)(b)(C).

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

SUBSCRIBED AND SWORN BEFORE ME  
this 12<sup>th</sup> day of July, 2017,  
by Robert Bolenbaugh.

  
Notary Public for Oregon



X   
Robert Bolenbaugh  
Nationwide Process Service, Inc.  
300 Century Tower  
1201 SW 12th Avenue  
Portland, OR 97205  
(503) 241-0636



\*332303\*

## AFFIDAVIT OF MAILING

STATE OF OREGON

County of Klamath

ss.

I, Robert Bolenbaugh, being first duly sworn, depose and say that I am a professional process server, 18 years of age or older and not the beneficiary or trustee named in the original trustee's Notice of Sale, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise. On July 07, 2017, I mailed a copy of the Trustee's Notice of Sale; Letter (dated June 15, 2017 and addressed To Whom it May Concern), by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.744(1)(b)(C).

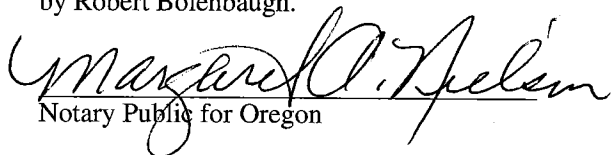
The envelope was addressed as follows:


**OCCUPANT**  
**52251 Hessig Street**  
**Fort Klamath, OR 97626**

This mailing completes service upon an occupant at the above address with an effective date of **06/20/2017** as calculated pursuant to ORS 86.744 (1)(c).

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

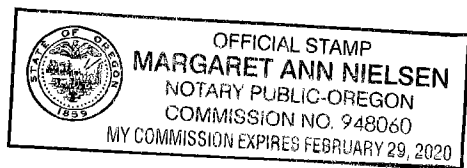
SUBSCRIBED AND SWORN BEFORE ME  
this 12 day of July, 2017  
by Robert Bolenbaugh.

  
Notary Public for Oregon

X   
Robert Bolenbaugh  
Nationwide Process Service, Inc.  
300 Century Tower  
1201 SW 12th Avenue  
Portland, OR 97205  
(503) 241-0636



\*332303\*



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

I, Pat Bergstrom, Legal Specialist, 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#17884 SALE

HILL INV#FCCU/HILL/F101

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:

08/20/2017 08/27/2017 09/03/2017 09/10/2017

Total Cost: \$1781.72

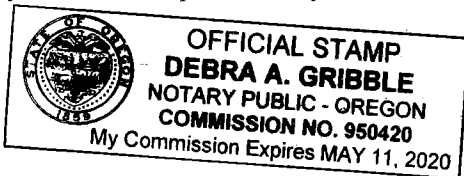
*Pat Bergstrom*

Subscribed and sworn by Pat Bergstrom before me on:  
11th day of September in the year of 2017

*Debra A Gribble*

Notary Public of Oregon

My commission expires on May 11, 2020



**TRUSTEE'S NOTICE OF SALE**

Reference is made to a certain trust deed ("Trust Deed") made, executed and delivered by **Tori D. Hill**, as grantor, to **First American Title**, as trustee, in favor of **Oregon First Community Credit Union**, as beneficiary, dated July 11, 2011, and recorded on July 14, 2011, as Recording No. 2011-008268, in the mortgage records of Klamath County, Oregon. Oregon First Community Credit Union is now known as **First Community Credit Union**.

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WHEREFORE, notice hereby is given that the undersigned trustee will on **November 2, 2017**, at the hour of **11:00 a.m.**, in accord with the standard of time established by ORS 187.110, at the following place: **Main Entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon**, sell at public auction to the highest bidder for cash the interest in the above-described Property, which the grantor had or had power to convey at the time of the execution by grantor of the said 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 obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.

Notice is further given that any person named in ORS 86.778 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 said sum 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's and attorney's fees not exceeding the amounts provided by said ORS 86.778.

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 said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

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DATED: June 13, 2017.

/s/ Eleanor A. DuBay

Eleanor A. DuBay, OSB #073755

Authorized By:

Tomasi Salyer Martin PC, Successor Trustee

121 SW Morrison, Suite 1850, Portland, OR 97204

Phone: 503-894-9900; fax: 971-544-7236

#17884 August 20, 27, September 03, 10, 2017.