

AFFIDAVIT OF MAILING

I, Matthew L. Mohill, do declare, under the penalty of perjury that the following is true to the best of my knowledge:

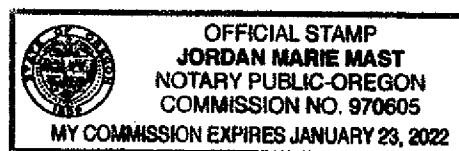
1. Pursuant to ORCP 7D(2)-(3) as required by ORS 86.774 and ORS 86.764 at least 120 prior to the date of sale set forth below I mailed by First Class Mail and Certified Mail Return Receipt Requests, a notice to Grantor and a Notice of Sale to Alta-Hise Pollard at the following addresses known to me as the successor trustee under that Certain Trust Deed dated September 5, 2017, recorded September 20, 2017 as document number 2017-010687, Klamath County Official Records: 136010 Hwy 97, Crescent, OR 97733 and PO Box 827, Gilchrist, OR 97737.

2. Pursuant to ORCP 7D(2)-(3) as required by ORS 86.774 and ORS 86.764 at least 120 prior to the date of sale set forth below I mailed by First Class Mail and Certified Mail Return Receipt Requests, a notice to Grantor and a Notice of Sale to the occupants at the following addresses known to me as the successor trustee under that Certain Trust Deed dated September 5, 2017, recorded September 20, 2017 as document number 2017-010687, Klamath County Official Records: 136010 Hwy 97, Crescent, OR 97733 and PO Box 827, Gilchrist, OR 97737.

DATED this 1st day of May, 2018


Matthew L. Mohill

Subscribed and sworn to before me by Matthew L. Mohill this 1 day of May, 2018.




Notary Public for Oregon

Return to:


Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

AFFIDAVIT OF SERVICE

Trustee's Notice of Sale

Case Number:

Beneficiary:

WESLEY J OLSON and DENISE OLSON

vs.

GRANTOR:

ALTA HISE-POLLARD

For:

Matt Mohill

MATT MOHILL ATTORNEY AT LAW

P.O. Box 2294

Bend, OR 97709

Received by Tri-County Legal Process Service, Inc. to be served on **OCCUPANT, 136010 HWY 97, CRESCENT, OR 97733.**

I, Bo Helikson, being duly sworn, depose and say that on the **14th day of November, 2017 at 3:57 pm, I:**

I made service of Trustee's Notice of Sale upon the individuals and/or entities named below by delivering a copy of the Trustee's Notice of Sale, upon an **OCCUPANT** at the following Property Address: **136010 HWY 97, CRESCENT, OR 97733** in the manner of:

On 11/14/2017 at 3:57 pm, I attempted personal service at the Property Address. I received no answer at the front door. At that time, I POSTED such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

On 11/16/2017, at 5:45 pm, I returned to the Property address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

On 11/25/2017 at 10:37 am, I returned to the Property address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

Proof of Mailing: I do hereby certify that on 11/27/2017 I did cause to be MAILED a copy of the Trustee's Notice of Sale to the Occupants at the address listed above. If mailed by other than the server:

x 

The effective date of service upon an occupant at the Property Address is 11/14/2017 as calculated pursuant to ORS 86.750 (1)(c).

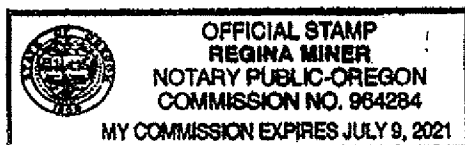


AFFIDAVIT OF SERVICE For

I declare under penalty of perjury that I am a resident of the State of Oregon. I am a competent person 18 years of age or older and not a party to or attorney in the proceeding and am authorized to serve the process described herein. I certify that the person, firm, or corporation served is the identical one named in this action. I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise.

Subscribed and Sworn to before me on the 28
day of November, 2017 by the affiant
who is personally known or identified to me.


NOTARY PUBLIC




Bo Helikson
Process Server

Tri-County Legal Process Service, Inc.
P.O. Box 309
Bend, OR 97709
(541) 317-5680

Our Job Serial Number: HEL-2017007311

**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#17992 SALE

HISE-POLLARD

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:

10/27/2017 11/03/2017 11/10/2017 11/17/2017

Total Cost: \$1581.80

Pat Bergstrom

Subscribed and sworn by Pat Bergstrom before me on:
17th day of November 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 that certain trust deed made, executed and delivered by Alta Hise-Pollard, as grantor, to Amerititle as trustee and as then assigned to Matthew L. Mohill, Attorney at Law, as Successor Trustee, to secure certain obligations in favor of Wesley J. Olson and Denise Olson as Beneficiaries, dated September 8, 2016, recorded September 12, 2016 at document number 2016-009631, Klamath County Records covering the following described real property situated in said county and state, to-wit:

PARCEL 1: Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in the Southwesterly direction along the West line of Highway 97, 255 feet to the point of beginning meets and bound description of land herein conveyed. Thence Southwesterly continuing along Highway 97, 50 feet; thence in a Northwesterly direction at right angle to said Highway 100 feet; thence in a Northeasterly direction parallel to said highway 50 feet; thence in a Southeasterly direction at right angles to said highway 100 feet to place of beginning. Situated in Section 31, Township 24 South, Range 9 E.W.M., except that parcel of land which was deeded to the Oregon State Highway Commission in Deed recorded February 18, 1943 in Volume 153 page 140, Records of Klamath County, Oregon.

PARCEL 2: Commencing at a point 857.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in a Southwesterly direction along the West line of Highway 97, 805 feet; Thence Northwesterly 80 feet angle to the highway right of way to the point of beginning meets and bounds description of land herein conveyed. Thence Northwesterly 100 feet thence Northeasterly at right angles 50 feet; Thence Easterly 100 feet thence Southwesterly 50 feet, parallel Highway 97 to place of beginning, situated in Section 31, Township 24 South, Range 9 E.W.M.

PARCEL 3: A parcel of land containing 0.12 acres, situate on the West side of U.S. Highway 97 in the NW 1/4 NW 1/4 of Section 31, T.24S., R.9E.W.M., Klamath County, Oregon, and more particularly described as follows: COMMENCING AT A POINT, a 2 1/2" brass capped steel pipe at the intersection of the North Line of Section 31 and the NW line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW corner of Section 31 bears North 89° 04' 28" West 847.46 feet; THENCE along the NW line of said U.S. Highway 97, S 25° 16' 43" W 273.34 feet to the POINT OF BEGINNING, a #5 plastic capped steel rod set along the NW line of U.S. Highway 97 and 50 feet from the centerline thereof; THENCE continuing along said NW line of U.S. Highway 97 S 25° 16' 43" W 29.75 feet to a point; THENCE along a line at right angles to U.S. Highway 97, N 64° 43' 17" W 180.00 feet to a point; THENCE along a line parallel with U.S. Highway 97, N 25° 16' 43" E 29.75 feet to a point, the original SW corner of Tax Lot 3700; THENCE along a line at right angle to U.S. Highway 97 and with the original S.W. Lines of Tax Lots 3700 and 3600, S 54° 43' 17" E 180.00 feet to the point of beginning. Commonly known as: 136010 Hwy 97, Crescent, OR 97733.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent: April 1, 2017 - \$880; May 1, 2017 - \$880; July 1, 2017 - \$880; August 1, 2017 - \$880; September 1, 2017 - \$880.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with interest thereon at the rate of 5 % per annum, immediately due, owing and payable, said sums being the following, to-wit: \$79,211.35. Late Charges: \$1,320.60; Foreclosure Fees and Expenses: \$2500; Total Required to Reinstate: \$83,031.95. A notice of default and election to sell and to foreclose was duly recorded in the Klamath County Records, reference thereto hereby being expressly made.



**OFFICIAL STAMP
DEBRA A. GRIBBLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 950420
My Commission Expires MAY 11, 2020**

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 14th day of March at the hour of Ten (10) o'clock AM, 2018 as established by Section 187.110, Oregon Revised Statutes, in front of the Gilchrest Post Office, Manzanita Drive, Gilchrest, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by her of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing 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 Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale. 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.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest. If any. Dated: 10/3/2017 Matthew L. Mohil, Trustee, Published #17992 October 27, November 03, 10, 17, 2017.