

RECORDING COVER SHEET
Pursuant to ORS 205.234

2019-000559
Klamath County, Oregon
01/22/2019 09:18:01 AM
Fee: \$267.00

After recording return to:

Zieve, Brodnax & Steele, LLP
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204
Phone: (503) 946-6558
TS NO.: 15-33992

1. AFFIDAVIT OF MAILING – (s)
2. AFFIDAVIT OF MAILING – TRUSTEE’S NOTICE OF SALE
3. TRUSTEE’S NOTICE OF SALE & DANGER NOTICE
4. PROOF OF SERVICE
5. AFFIDAVIT OF PUBLICATION

Original Grantor(s) on Trust Deed:
ALLEN N CHIURA

Beneficiary:
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust

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.

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0114996-01


T.S. No.: 15-33992

Loan No.: 0000156918

STATE OF California }
COUNTY OF Orange

The declarant, whose signature appears below, states that (s)he is over the age of eighteen (18) years; is employed in San Diego County at 9620 Ridgehaven Court, Suite A, San Diego, CA 92123; by iMailTracking, LLC acting on behalf of Law Offices of Les Zieve and that on 9/17/2018, (s)he caused to be mailed copies of the document titled Notice of Sale, Tenant Notice and Danger Notice via certified or registered mail and first class mail with postage prepaid, and that such envelope was sealed and deposited in the mail and addressed to the person(s) in attached Exhibit "A".

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

X 

Jacob Smith


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

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On SEP 21 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared Jacob Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the person, or the entity upon behalf of which the person 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.

Signature _____

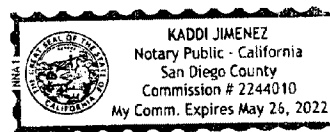


Exhibit A to Declaration of Mailing

Sender:

Postal Class: First Class

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Type of Mailing: OROCC

Attachment: 014996-01 000 20180917 Zieve000336

Postal Number Sequence Recipient Name

(11)9690024872386332

2

Occupant

Address Line 1/3

3635 COUGAR BUTTE LANE

Address Line 2/4

KLAMATH FALLS, OR 97601

Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: OROCC

Attachment: 0114996-01 000 20180917 Zieve000336

Postal Number Sequence Recipient Name

71969002484053034100

1

Occupant

Address Line 1/3

3635 COUGAR BUTTE LANE

Address Line 2/4

KLAMATH FALLS, OR 9760

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0114997-01


T.S. No.: 15-33992

Loan No.: 0000156918

STATE OF California }
COUNTY OF Orange

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X 

Jacob Smith

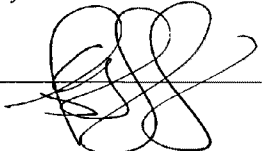
A notary public or other officer completing this certificate verifies only the identity of the individual who signed this Affidavit of Mailing, and not the truthfulness, accuracy, or validity of the document to which this form is attached.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On SEP 21 2018 before me, the undersigned, a Notary Public in and for said State, personally appeared Jacob Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the person, or the entity upon behalf of which the person 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.

Signature 

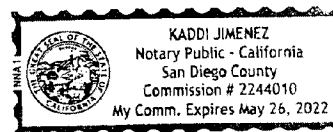


Exhibit A to Declaration of Mailing

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: ORRES

Attachment: 014997-01 000 20180917 Zieve000336

Postal Number Sequence Recipient Name

(11)9690024872386349

2 Residential Tenants

Address Line 1/3

Address Line 2/4

3635 COUGAR BUTTE LANE

KLAMATH FALLS, OR 9760

Exhibit A to Declaration of Mailing

Sender: Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: ORRES

Attachment: 0114997-01 000 20180917 Zieve000336

Postal Number Sequence Recipient Name

71969002484063034117
1 Residential Tenants

Address Line 1/3

3635 COUGAR BUTTE LANE

Address Line 2/4

KLAMATH FALLS, OR 9760

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0114998-01

T.S. No.: 15-33992

Loan No.: 0000156918

STATE OF California }
COUNTY OF Orange

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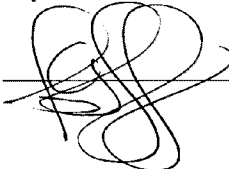
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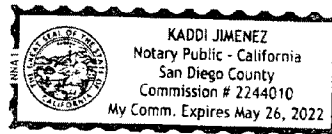
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

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WITNESS my hand and official seal.

Signature _____



Exhib

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: ORNTSHO

Attachment: 0114998-01 000 20180917 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
(11)9690024872386356	2	ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
(11)9690024872386363	4	ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024872386370	6	ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024872386387	8	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 C/O DONALD R. CRANE, ATTORNEY CHILOQUIN, OR 97624		37070 HIGHWAY 62 KLAMATH FALLS, Oregon 97601
(11)9690024872386394	10	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 3635 COUGAR BUTTE LANE		KLAMATH FALLS, OR 97601
(11)9690024872386400	12	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 3635 COUGAR BUTTE LANE		KLAMATH FALLS, OR 97601
(11)9690024872386417	14	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 C/O DONALD R. CRANE, ATTORNEY CHILOQUIN, OR 97624		37070 HIGHWAY 62 KLAMATH FALLS, OR 97601
(11)9690024872386424	16	J. NOZIPO MARAIRE	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
(11)9690024872386431	18	J. NOZIPO MARAIRE	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024872386448	20	J. NOZIPO MARAIRE	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024872386455	22	SPOUSE OF ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601

(11)9690024872386462	24	SPOUSE OF ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024872386479	26	SPOUSE OF ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024872386486	28	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024872386493	30	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024872386509	32	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024872386516	34	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601

Exhibit

Sender: Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: ORNTSHO

Attachment: 014998-01 000 20180917 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71969002484053034124	1	ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
71969002484053034131	3	ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484053034148	5	ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484053034155	7	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 C/O DONALD R. CRANE, ATTORNEY CHILOQUIN, OR 97624		37070 HIGHWAY 62 KLAMATH FALLS, Oregon 97601
71969002484053034162	9	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 3635 COUGAR BUTTE LANE		KLAMATH FALLS, Oregon 97601
71969002484053034179	11	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 3635 COUGAR BUTTE LANE		KLAMATH FALLS, OR 97601
71969002484053034186	13	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 C/O DONALD R. CRANE, ATTORNEY CHILOQUIN, OR 97624		37070 HIGHWAY 62 KLAMATH FALLS, OR 97601
71969002484053034193	15	J. NOZIPO MARAIRE	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
71969002484053034209	17	J. NOZIPO MARAIRE	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484053034216	19	J. NOZIPO MARAIRE	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484053034223	21	SPOUSE OF ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601

71969002484053034230	23	SPOUSE OF ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484053034247	25	SPOUSE OF ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484053034254	27	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484053034261	29	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484053034278	31	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484053034285	33	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0114999-01


T.S. No.: 15-33992

Loan No.: 0000156918

STATE OF California }
COUNTY OF Orange

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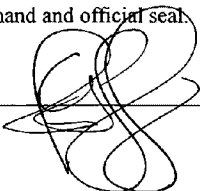
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

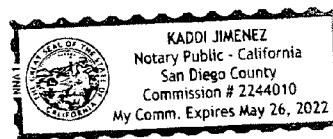
SEP 21 2018

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WITNESS my hand and official seal.

Signature 



Exhibit

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: ORNTS

Attachment: 0114999-01 000 20180917 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
(11)9690024872386523	2	Barbara M. Dilaconi, ESQ. Trustee	803 Main St, Suite 201	Klamath Falls, OR 97061-6070
(11)9690024872386530	4	OREGON DEPARTMENT OF REVENUE	955 CENTER ST. NE	SALEM, OR 97301-2555
(11)9690024872386547	6	SKY LAKES MEDICAL CENTER INC.	2865 DAGGETT	KLAMATH FALLS, OR 97601
(11)9690024872386554	8	SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILAICONI, ESQ.	803 MAIN STREET - SUITE 201	KLAMATH FALLS, OR 97601-6070
(11)9690024872386561	10	SOUTH VALLEY BANK & TRUST	P O BOX 5210	KLAMATH FALLS, OR 97601
(11)9690024872386578	12	SOUTH VALLEY BANK & TRUST	803 MAIN STREET/3RD FLOOR	KLAMATH FALLS, OR 97601
(11)9690024872386585	14	OREGON DEPARTMENT OF REVENUE, PTAC COLLECTIONS	PO BOX 14725	SALEM, OR 97309-5018
(11)9690024872386592	16	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST	P O BOX 5210	KLAMATH FALLS, OR 97601
(11)9690024872386608	18	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH	5215 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
(11)9690024872386615	20	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST	425 PIKE STREET	SEATTLE, WA, 98101
(11)9690024872386622	22	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST C/O TRUSTEE SERVICES, INC.		

FU BOX 290U

SILVERDALE, WA 98383-290U

(11)9690024872386639
24

WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH
803 MAIN STREET/3RD FLOOR

KLAMATH FALLS, OR 97601

(11)9690024872386646
26

WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH
5215 SOUTH SIXTH STREET

KLAMATH FALLS, OR 97603

(11)9690024872386653
28

Barbara M. Dilaconi, ESQ. Trustee

121 S. 8th Street

Klamath Falls, OR 97661-6070

(11)9690024872386660
30

SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILACONI, ESQ.
121 S. 8TH STREET

KLAMATH FALLS, OR 97601-

(11)9690024872386677
32

SIXTH STREET BRANCH

5215 SOUTH SIXTH STREET

KLAMATH FALLS, OR 97603

(11)9690024872386684
34

SIXTH STREET BRANCH

P O BOX 5210

KLAMATH FALLS, OR 97601

Exhibit

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: ORNTS

Attachment: 0114999-01 000 20180917 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71969002484053034282	1	Barbara M. Dilaconi, Esq., Trustee	803 Main St, Suite 201	Klamath Falls, OR 97061-6070
71969002484053034308	3	OREGON DEPARTMENT OF REVENUE	965 CENTER ST. NE	SALEM, OR 97301-2555
71969002484053034315	5	SKY LAKES MEDICAL CENTER INC.	2865 DAGGETT	KLAMATH FALLS, OR 97601
71969002484053034322	7	SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILAIONI, ESQ.	803 MAIN STREET - SUITE 201	KLAMATH FALLS, OR 97601-6070
71969002484053034339	9	SOUTH VALLEY BANK & TRUST	P O BOX 5210	KLAMATH FALLS, OR 97601
71969002484053034346	11	SOUTH VALLEY BANK & TRUST	803 MAIN STREET/3RD FLOOR	KLAMATH FALLS, OR 97601
71969002484053034353	13	OREGON DEPARTMENT OF REVENUE, PTAC COLLECTIONS	PO BOX 14725	SALEM, OR 97309-5018
71969002484053034360	15	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST	P O BOX 5210	KLAMATH FALLS, OR 97601
71969002484053034377	17	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH	5215 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
71969002484053034384	19	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST	425 PIKE STREET	SEATTLE, WA, 98101
71969002484053034391	21	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST C/O TRUSTEE SERVICES, INC.		

PU BOX 298U

SILVERTHURLE, WVA 26003-429U

71969002484053034407

23

WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH
803 MAIN STREET/3RD FLOOR

KLAMATH FALLS, OR 97601

71969002484053034414

25

WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH
5215 SOUTH SIXTH STREET

KLAMATH FALLS, OR 97603

71969002484053034421

27

Barbara M. Dilaconi, ESQ. Trustee

121 S. 8th Street

Klamath Falls, OR 97661-6070

71969002484053034438

29

SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILACONI, ESQ.
121 S. 8TH STREET

KLAMATH FALLS, OR 97601-6070

71969002484053034445

31

SIXTH STREET BRANCH

5215 SOUTH SIXTH STREET

KLAMATH FALLS, OR 97603

71969002484053034452

33

SIXTH STREET BRANCH

P O BOX 5210

KLAMATH FALLS, OR 97601

AFFIDAVIT OF MAILING

Law Offices of Les Zieve

Mailing Number 0118613-01

T.S. No.: 15-33992

Loan No.: 0000156918

STATE OF California }
COUNTY OF Orange

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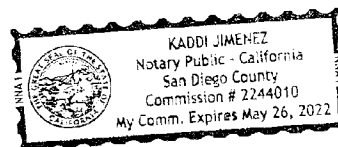
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Exhibit

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30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: First Class

Type of Mailing: ORAOTS

Attachment: 0118613-01 000 20181212 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
(11)9690024875226871	2	SIXTH STREET BRANCH	P O BOX 5210	KLAMATH FALLS, OR 97601
(11)9690024875226888	4	SIXTH STREET BRANCH	5215 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
(11)9690024875226895	6	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024875226901	8	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024875226918	10	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024875226925	12	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024875226932	14	SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILACONI, ESQ.	121 S. 8TH STREET	KLAMATH FALLS, OR 97601-6070
(11)9690024875226949	16	Barbara M. Dilaconi, Esq. Trustee	121 S. 8th Street	Klamath Falls, OR 97061-6070
(11)9690024875226956	18	SPOUSE OF ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024875226963	20	SPOUSE OF ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024875226970	22	SPOUSE OF ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601

(11)9690024875226987 24	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH 6215 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
(11)9690024875226994 26	J. NOZIPO MARAIRE 8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024875227007 28	J. NOZIPO MARAIRE 314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024875227014 30	J. NOZIPO MARAIRE 3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
(11)9690024875227021 32	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST C/O TRUSTEE SERVICES, INC. PO BOX 2880	SILVERDALE, WA 98383-2880
(11)9690024875227038 34	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH 803 MAIN STREET/3RD FLOOR	KLAMATH FALLS, OR 97601
(11)9690024875227045 36	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST 425 PIKE STREET	SEATTLE, WA, 98101
(11)9690024875227052 38	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH 5215 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
(11)9690024875227069 40	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST P O BOX 5210	KLAMATH FALLS, OR 97601
(11)9690024875227076 42	OREGON DEPARTMENT OF REVENUE, PTAC COLLECTIONS PO BOX 14725	SALEM, OR 97309-5018
(11)9690024875227083 44	J. Nozipo Maraire, Trustee of the Allen N. Chitura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 C/O DONALD R. CRANE, ATTORNEY CHILLOQUIN, OR 97624	37070 HIGHWAY 62 KLAMATH FALLS, OR 97601
(11)9690024875227080 46	Allen N. Chitura, Trustee of the Allen N. Chitura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
(11)9690024875227106 48	SOUTH VALLEY BANK & TRUST 803 MAIN STREET/3RD FLOOR	KLAMATH FALLS, OR 97601

(11)9690024875227113 50	SOUTH VALLEY BANK & TRUST	P O BOX 5210	KLAMATH FALLS, OR 97601
(11)9690024875227120 52	SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILACONI, ESQ. 803 MAIN STREET - SUITE 201		KLAMATH FALLS, OR 97601-6070
(11)9690024875227137 54	SKY LAKES MEDICAL CENTER INC.	2865 DAGGETT	KLAMATH FALLS, OR 97601
(11)9690024875227144 56	Residential Tenants	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
(11)9690024875227151 58	OREGON DEPARTMENT OF REVENUE	965 CENTER ST. NE	SALEM, OR 97301-2555
(11)9690024875227168 60	Occupant	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
(11)9690024875227175 62	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 3635 COUGAR BUTTE LANE		KLAMATH FALLS, Oregon 97601
(11)9690024875227182 64 ADVISCORY - M/S W245	INTERNAL REVENUE SERVICE	915 2ND AVE.	SEATTLE WA 98174
(11)9690024875227199 66	Barbara M. Dilaconi, ESQ. Trustee	803 Main St, Suite 201	Klamath Falls, OR 97601-6070
(11)9690024875227205 68	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006 C/O DONALD R. CRANE, ATTORNEY CHILOQUIN, OR 97624		37070 HIGHWAY 62
(11)9690024875227212 70	ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
(11)9690024875227229 72	ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
(11)9690024875227236 74	ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601

Exhib

Sender:

Law Offices Of Les Zieve
30 Corporate Park Drive, Suite 450
Irvine CA 92606

Postal Class: Electronic - Ret

Type of Mailing: ORAOTS

Attachment: 0118613-01 000 20181212 Zieve000336

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71969002484054135066	1	SIXTH STREET BRANCH	P O BOX 5210	KLAMATH FALLS, OR 97601
71969002484054135073	3	SIXTH STREET BRANCH	5215 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
71969002484054135080	5	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484054135097	7	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484054135103	9	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484054135110	11	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484054135127	13	SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILAONI, ESQ.	121 S. 8TH STREET	KLAMATH FALLS, OR 97601-6070
71969002484054135134	15	Barbara M. Dilaoni, ESQ. Trustee	121 S. 8th Street	Klamath Falls, OR 97061-6070
71969002484054135141	17	SPOUSE OF ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484054135158	19	SPOUSE OF ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484054135165	21	SPOUSE OF ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601

71969002484054135172	23	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH 5216 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
71969002484054135189	25	J. NOZIPO MARAIRE 8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484054135196	27	J. NOZIPO MARAIRE 314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484054135202	29	J. NOZIPO MARAIRE 3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
71969002484054135219	31	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST C/O TRUSTEE SERVICES, INC. PO BOX 2980	SILVERDALE, WA 98383-2980
71969002484054135226	33	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH 803 MAIN STREET/3RD FLOOR	KLAMATH FALLS, OR 97601
71969002484054135233	35	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST 425 PIKE STREET	SEATTLE, WA, 98101
71969002484054135240	37	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST, SIXTH STREET BRANCH 5216 SOUTH SIXTH STREET	KLAMATH FALLS, OR 97603
71969002484054135257	39	WASHINGTON FEDERAL SAVINGS AS SUCCESSOR TO SOUTH VALLEY BANK & TRUST P O BOX 5270	KLAMATH FALLS, OR 97601
71969002484054135264	41	OREGON DEPARTMENT OF REVENUE, PTAC COLLECTIONS PO BOX 14725	SALEM, OR 97309-5018
71969002484054135271	43	J. Nozipo Maraïre, Trustee of the Allen N. Chiura and J. Nozipo Maraïre joint revocable living trust dated December 14, 2006 C/O DONALD R. CRANE, ATTORNEY CHILLOQUIN, OR 97624	37070 HIGHWAY 62
71969002484054135288	45	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraïre joint revocable living trust dated December 14, 2006 3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
71969002484054135285	47	SOUTH VALLEY BANK & TRUST 803 MAIN STREET/3RD FLOOR	KLAMATH FALLS, OR 97601

71969002484054135301 49	SOUTH VALLEY BANK & TRUST	P O BOX 5210	KLAMATH FALLS, OR 97601
71969002484054135318 51	SKY LAKES MEDICAL CENTER INC. C/O BARBARA M. DILACONI, ESQ.	803 MAIN STREET - SUITE 201	KLAMATH FALLS, OR 97601-6070
71969002484054135325 53	SKY LAKES MEDICAL CENTER INC.	2865 DAGGETT	KLAMATH FALLS, OR 97601
71969002484054135332 55	Residential Tenants	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
71969002484054135349 57	OREGON DEPARTMENT OF REVENUE	965 CENTER ST. NE	SALEM, OR 97301-2555
71969002484054135356 59	Occupant	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601
71969002484054135363 61	J. Nozipo Maraire, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	3635 COUGAR BUTTE LANE	KLAMATH FALLS, Oregon 97601
71969002484054135370 63	INTERNAL REVENUE SERVICE	915 2ND AVE.	SEATTLE WA 98174
ADV/SORY - M/S W/245			
71969002484054135387 65	Barbara M. Dilaconi, ESQ., Trustee	803 Main St, Suite 201	Klamath Falls, OR 97061-6070
71969002484054135394 67	Allen N. Chiura, Trustee of the Allen N. Chiura and J. Nozipo Maraire joint revocable living trust dated December 14, 2006	C/O DONALD R. CRANE, ATTORNEY CHILCOQUIN, OR 97624	37070 HIGHWAY 62
71969002484054135400 69	ALLEN N CHIURA	8333 HWY 140 EAST	KLAMATH FALLS, OR 97603
71969002484054135417 71	ALLEN N CHIURA	314 S. 7TH ST	KLAMATH FALLS, OR 97601
71969002484054135424 73	ALLEN N CHIURA	3635 COUGAR BUTTE LANE	KLAMATH FALLS, OR 97601

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE PER ORS 205.234**

Original Beneficiary Name:
SOUTH VALLEY BANK & TRUST

Current Beneficiary Name:
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not individually but as trustee for Hilldale Trust

Trustor Name:
ALLEN N CHIURA

Original Trustee Name:
AMERITITLE

Original trust deed recorded:
4/20/2005, as Book M05 Page 27866

TS NO. 15-33992

After recording return to:
Janaya L. Carter, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204
(503) 946-6558

RECORDING COVER SHEET

TRUSTEE'S NOTICE OF SALE

TS NO.: 15-33992

Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by ALLEN N CHIURA as Grantor to AMERITITLE, as trustee, in favor of SOUTH VALLEY BANK & TRUST, as Beneficiary, dated 4/15/2005, recorded 4/20/2005, in mortgage records of Klamath County, Oregon Document No. N/A in Book M05 Page 27866 covering the following described real property situated in said County and State, to-wit:

Parcel 1 of Land Partition 59-04, said Land Partition being a replat of Parcel 3 of Land Partition 39-97, Land Partition 39-97 being a portion of Parcel 2 of "Minor Land Partition 9-90", said Land Partition 59-04 being situated in the NE1/4 of the SE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over and across Parcel 2 of Land Partition 59-04 as created by Land Partition 39-97 and as delineated on the face of Land Partition 59-04.

The street address or other common designation, if any for the real property described above is purported to be:

**3635 COUGAR BUTTE LANE
KLAMATH FALLS, Oregon 97601**

The Tax Assessor's Account ID for the Real Property is purported to be: **R-3809-015D0-00104-000 / R883852**

Both the beneficiary and the trustee, Janaya L. Carter, Attorney at Law have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(3). All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their successors in interest acquired after execution of the Trust Deed shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The default for which the foreclosure is made is:

The monthly installment of principal and interest which became due on 6/1/2014, late charges, and all subsequent monthly installments of principal and interest.

You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges.

Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance.

Nothing in this notice should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents.

The amount required to cure the default in payments to date is calculated as follows as of 8/29/2018:

From: 6/1/2014

Total of past due payments: \$127,226.67

Additional charges (Taxes, Insurance): \$2,434.77

Suspense Balance: (\$1,189.06)

Trustee's Fees and Costs: \$261.00

Total necessary to cure: \$128,733.38

Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee Janaya L. Carter, Attorney at Law, to obtain a "reinstatement" and or "payoff" quote prior to remitting funds.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the Trust Deed due and payable. The amount required to discharge this lien in its entirety as of 8/29/2018 is: **\$469,910.17**

Said sale shall be held at the hour of **1:00 PM** on **1/28/2019** in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.771(7) shall occur at the following designated place:

Front Steps of the Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601

Other than as shown of record, neither the said beneficiary nor the said trustee have any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the Trust Deed, or of any successor(s) in interest to the grantors or of any lessee or other person in possession of or occupying the property, except:

NONE

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 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(s) of the Trust Deed, and in addition to paying said 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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778.

The mailing address of the trustee is:
Janaya L. Carter, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204
(503) 946-6558

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 said trust deed, 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.

Dated: 9/13/18

Janaya L. Carter, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP

Signature By: _____


Janaya L. Carter

**NOTICE:
YOU ARE IN DANGER OF LOSING
YOUR PROPERTY IF YOU DO NOT TAKE ACTION IMMEDIATELY**

This notice is about your mortgage loan on your property at:
3635 COUGAR BUTTE LANE
KLAMATH FALLS, Oregon 97601

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure."

The amount you would have to pay as of 8/29/2018 to bring your mortgage loan current was \$128,733.38. (See enclosed Notice of Sale for additional details regarding this amount.) The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call (503) 946-6558 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to:

Janaya L. Carter, Attorney at Law
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 92704
(503) 946-6558

**THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD IF YOU DO NOT TAKE
ACTION**

Sale Date: 1/28/2019 Time: 1:00 PM

Place: Front Steps of the Klamath County Circuit Court, 316 Main Street, Klamath Falls,
OR 97601

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call Fay Servicing, LLC at 800-495-7166 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

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 the statewide telephone contact number at **800-SAFENET (800-723-3638)**. You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call 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**. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to **<http://www.oregonlawhelp.org>**

WARNING: You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have questions, talk to a lawyer or one of the organizations mentioned above before signing.

Dated: 9/13/18

Trustee Name: Janaya L. Carter, Attorney at Law

Trustee Signature: _____

Janaya L. Carter, Attorney at Law
c/o Zieve, Brodnax & Steele, LLP

Trustee telephone number: 503-946-6558

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for 1/28/2019. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR
- AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left.

You must be provided with at least 90 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date

of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf;

and

- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

If this property includes a dwelling unit that is subject to ORS chapter 90 and an individual occupies the unit under a bona fide tenancy, the purchaser may obtain possession by following the procedures set forth in ORS 105.105 to 105.168 and by using the complaint form provided in ORS 105.124 or 105.126.

Oregon State Bar Lawyer Referral Service: 503-684-3763 or toll-free in Oregon at 800-452-7636
Legal Aid Services of Oregon: 1-800-520-5292

15-33992 / CHIURA
ASAP# 4670545

LESZIEVE

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; Notice to Residential Tenants upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following "**Property Address**":

**3635 Cougar Butte Lane
Klamath Falls, OR 97601**

As follows:


On 09/21/2018 at 9:50 AM, I attempted personal service at the Property Address. I received no answer at the front door and no one appeared to be home. At that time, I POSTED such true copy conspicuously on the on door, pursuant to ORS 86.774 (1)(b)(A).


On 09/27/2018 at 12:55 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 door, pursuant to ORS 86.774 (1)(b)(B).

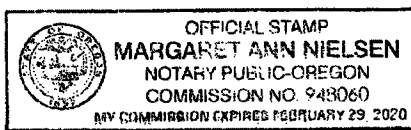
On 10/01/2018 at 2:37 PM, I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.774 (1)(b)(C).

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

SUBSCRIBED AND SWORN BEFORE ME
this 2nd day of October, 2018
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



339853

15-33992 / CHIURA
ASAP# 4670545

LESZIEVE

AFFIDAVIT OF MAILING

STATE OF OREGON
County of Klamath

ss.

I, Robert Bolenbaugh, being first duly sworn, depose and say that I am a competent person over the age of 18 years of age or older. On October 02, 2018, I mailed a copy of the Trustee's Notice of Sale; Notice to Residential Tenants, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.774(1)(b)(C).

The envelope was addressed as follows:

**OCCUPANT
3635 Cougar Butte Lane
Klamath Falls, OR 97601**

This mailing completes service upon an occupant at the above address with an effective date of **09/21/2018** as calculated pursuant to ORS 86.774 (1)(c).

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

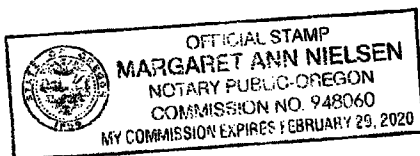
SUBSCRIBED AND SWORN BEFORE ME
this 2nd day of October, 2018
by Robert Bolenbaugh.

Margaret A. Nielsen
Notary Public for Oregon

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



339853



**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#18589 SALE ASAP# 4670545 CHIURA 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:

10/02/2018 10/09/2018 10/16/2018 10/23/2018

Total Cost: \$1638.92

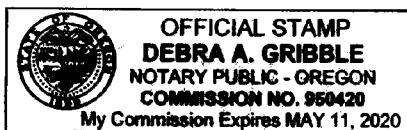
Pat Bergstrom

Subscribed and sworn by Pat Bergstrom before me on:
23rd day of October in the year of 2018

Debra A. Gribble

Notary Public of Oregon

My commission expires on May 11, 2020



TRUSTEE'S NOTICE OF SALE TS NO.: 15-33992

Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by ALLEN N CHIURA as Grantor to AMERITITLE, as trustee, in favor of SOUTH VALLEY BANK and TRUST, as Beneficiary, dated 4/15/2005, recorded 4/20/2005, in mortgage records of Klamath County, Oregon Document No. N/A in Book M05 Page 27866 covering the following described real property situated in said County and State, to-wit: Parcel 1 of Land Partition 59-04, said Land Partition being a replat of Parcel 3 of Land Partition 39-97, Land Partition 39-97 being a portion of Parcel 2 of "Minor Land Partition 9-90", said Land Partition 59-04 being situated in the NE 1/4 of the SE 1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress and egress over and across Parcel 2 of Land Partition 59-04 as created by Land Partition 39-97 and as delineated on the face of Land Partition 59-04. The street address or other common designation, if any for the real property described above is purported to be: 3635 COUGAR BUTTE LANE KLAMATH FALLS, Oregon 97601 The Tax Assessor's Account ID for the Real Property is purported to be: R-3809-015D0-00104-000 / R883852

Both the beneficiary and the trustee, Janaya L. Carter, Attorney at Law have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(3). All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their successors in interest acquired after execution of the Trust Deed, shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys. The default for which the foreclosure is made is: The monthly installment of principal and interest which became due on 6/1/2014, late charges, and all subsequent monthly installments of principal and interest. You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges. Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance. Nothing in this notice should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents. The amount required to cure the default in payments to date is calculated as follows as of 8/29/2018: From: 6/1/2014 Total of past due payments: \$127,226.67 Additional charges (Taxes, Insurance): \$2,434.77 Suspense Balance: (\$1,189.06) Trustee's Fees and Costs: \$261.00 Total necessary to cure: \$128,733.38 Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee Janaya L. Carter, Attorney at Law, to obtain a "reinstatement" and or "payoff quote prior to remitting funds.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the Trust Deed due and payable. The amount required to discharge this lien in its entirety as of 8/29/2018 is: \$469,910.17 Said sale shall be held at the hour of 1:00 PM on 1/28/2019 in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.771 (7) shall occur at the following designated place: Front Steps of the Klamath County Circuit Court, 316 Main Street, Klamath Falls, OR 97601 Other than as shown of record, neither the said beneficiary nor the said trustee have any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the Trust Deed, or of any successor (s) in interest to the grantors or of any lessee or other person in possession of or occupying the property, except: NONE 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 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(s) of the Trust Deed, and in addition to paying said 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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778. The mailing address of the trustee is: Janaya L. Carter, Attorney at Law c/o Zieve, Brodnax and Steele, LLP One World Trade Center 121 Southwest Salmon Street, 11th Floor Portland, OR 97204 (503) 946-6558

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 said trust deed, 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. Dated: September 13, 2018 Janaya L. Carter, Attorney at Law c/o Zieve, Brodnax and Steele, LLP Signature by: Janaya L. Carter A-4670545 10/02/2018, 10/09/2018, 10/16/2018, 10/23/2018 #18589 October 02, 09, 16, 23, 2018.