

2019-001543

Klamath County, Oregon



00235871201900015430050052

02/20/2019 09:40:01 AM

Fee: \$102.00

After recording, return to:

Lawrence F. Finneran
Attorney at Law
PO Box 359
Coos Bay, Oregon 97420

COVER SHEET

Name of the Document:

Affidavit of Mailing Notice to Grantor
Required by ORS 86.756

Parties to Trust Deed referenced
in Affidavit of Mailing Notice to
Grantor Required by ORS 86.756:

Donna L. Steeley, Grantor

First American Title Company of Oregon,
Trustee

Hannah L. Hill, Beneficiary

**AFFIDAVIT OF MAILING NOTICE TO GRANTOR
REQUIRED BY ORS 86.756**

STATE OF OREGON)
)
County of Coos)

I, Lawrence F. Finneran, being first duly sworn, depose and say as follows:

That at all times mentioned herein, I was and am now a resident of the state of Oregon, a competent person over the age of eighteen years, and not the lender or the lender's successor in interest under the loan referred to in the attached Notice to Grantor Required by ORS 86.756. Said Notice to Grantor Required by ORS 86.756 shall hereinafter be referred to as the "Notice to Grantor." The loan referenced by said Notice to Grantor is secured by that certain Trust Deed having Donna L. Steeley as Grantor, First American Title Company of Oregon as Trustee, and Hannah L. Hill, as Beneficiary, dated September 23, 2013, and recorded October 8, 2013, in the Real Property Records of Klamath County, Oregon, as Instrument No. 2013-011404. Said Trust Deed shall hereinafter be referred to as the "Trust Deed."

That by mailing an executed original of said Notice to Grantor by both First Class and Certified Mail, Return Receipt Requested, to each of the following named persons and/or entities, (or their legal representatives, where so indicated) at their respective last known address I gave notice of said Notice to Grantor to the following named persons and/or entities:

<u>NAME</u>	<u>ADDRESS</u>
Jonathan L. Helton Heir at Law of Deceased Grantor	2213 Crommelin Avenue Modesto, California 95351
William K. Helton Heir at Law of Deceased Grantor	2213 Crommelin Avenue Modesto, California 95351
William K. Helton Heir at Law of Deceased Grantor	3345 Ocotillo Way Modesto, California 95351
Tina L. Fergel Heir at Law of Deceased Grantor	2213 Crommelin Avenue Modesto, California 95351
Tina L. Fergel Heir at Law of Deceased Grantor	1420 Orlando Drive Modesto, California 95351

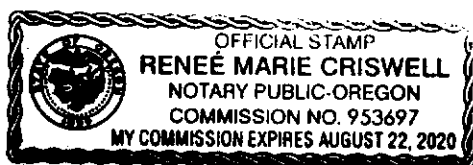
<u>NAME</u>	<u>ADDRESS</u>
Kimberly C. Coleman Heir at Law of Deceased Grantor	2213 Crommelin Avenue Modesto, California 95351
Kimberly C. Coleman Heir at Law of Deceased Grantor	1420 Orlando Drive Modesto, California 95351
Martin A. Fergel Heir at Law of Deceased Grantor	2213 Crommelin Avenue Modesto, California 95351
Martin A. Fergel Heir at Law of Deceased Grantor	329 Yorktown Blvd. Corpus Christi, Texas 78418


That the above named persons and/or entities include (a) each of the heirs of the Grantor in the Trust Deed, said Grantor being deceased.

Each of the Notices so mailed was a duplicate original of the Notice attached to this Affidavit. Each such Notice to Grantor was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail at Coos Bay, Oregon, on February 13, 2019. With respect to each person and/or entity listed above, one such Notice was mailed with postage thereon sufficient for First Class delivery to the address indicated, and another such Notice was mailed with a proper form to request and obtain a Return Receipt, with postage thereon sufficient to accomplish the same. Each such Notice was mailed after the Notice of Default and Election to Sell with respect to the above referenced Trust Deed was recorded and on or before the date the Trustee's Notice of Sale with respect to the above referenced Trust Deed was given.


Lawrence F. Finneran

SUBSCRIBED AND SWORN to before me by Lawrence F. Finneran this 13th day of February, 2019.




Notary Public - State of Oregon

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 4890 Weyerhaeuser Road, Klamath Falls, Oregon.

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 had to pay as of January 1, 2019, to bring your mortgage loan current was \$5,741.10. The amount you must now pay to bring your loan current may have increased since that date. In addition, you will need to pay that amount necessary to bring current the real property taxes on your property. The present past due amount is \$310.13.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call Lawrence F. Finneran at 541.269.5565 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: Lawrence F. Finneran, P.O. Box 359, Coos Bay, Oregon, 97420.

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

Date and time: July 8, 2019, at 1:30 AM

Place: Front Door of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

**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 Lawrence F. Finneran at 541.269.5565 to request that your lender 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 toll-free telephone contact number at 855-480-1950. 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: <http://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 any questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED: February 13, 2019

Trustee Name: Lawrence F. Finneran

Trustee Signature: _____

Trustee Telephone Number: 541.269.5565