

**2019-001544**

**Klamath County, Oregon**



**00235872201900015440040043**

**02/20/2019 09:41:01 AM**

**Fee: \$97.00**

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 Foreclosure  
Avoidance Measure Notice**

**Parties to Trust Deed Referenced  
in Affidavit of Mailing Foreclosure  
Avoidance Measure Notice:**

**Donna L. Steeley, Grantor**

**First American Title Company of Oregon,  
Trustee**

**Hannah L. Hill, Beneficiary**

## AFFIDAVIT OF MAILING FORECLOSURE AVOIDANCE MEASURE NOTICE

STATE OF OREGON       )  
                                      )  
County of Coos        )

I, Lawrence F. Finneran, as attorney for Hannah L. Hill, the lender/beneficiary named in the attached Notice, being first duly sworn, depose and say as follows:

Attached to this Affidavit is a Foreclosure Avoidance Measure Notice made pursuant to the provisions of ORS 86.748 (hereinafter referred to as the "Notice"). The loan referenced in the attached Notice 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. The Notice attached hereto is required by the provisions of ORS 86.748 to be sent to each of the Grantors under the above referenced Trust Deed and to the Oregon Department of Justice.

I mailed the attached Notice to each of the heirs of the Grantor and to the Oregon Department of Justice by mailing an executed original of said Notice by both first class and certified mail, return receipt requested, to each of the following named persons and/or entities:

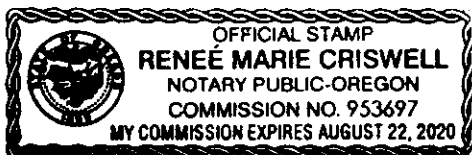
<u>NAME</u>	<u>ADDRESS</u>
Jonathan L. Helton Heir at Law of Deceased Grantor	2213 Crommelin Avenue Modesto, California 95351
William K. Helton Heir at Law of Deceased Grantor	2213 Crommelin Avenue Modesto, California 95351
William K. Helton Heir at Law of Deceased Grantor	3345 Ocotillo Way Modesto,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

Each of the Notices so mailed was a duplicate original of the Notice attached to this Affidavit. Each such Notice 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.

  
\_\_\_\_\_  
Lawrence F. Finneran

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



  
\_\_\_\_\_  
Notary Public - State of Oregon

**FORECLOSURE AVOIDANCE MEASURE NOTICE  
PURSUANT TO ORS 86.748**

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

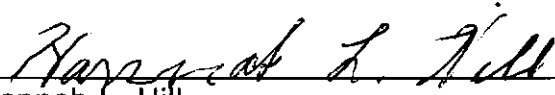
Homeowner/Grantor: Donna L. Steeley  
Lender/Beneficiary: Hannah L. Hill  
Property Address: 4890 Weyerhaeuser Road  
Klamath Falls, Oregon

Your lender has determined that you are not eligible for any foreclosure avoidance measure. Lender has no obligation to agree to any foreclosure avoidance measure as defined by ORS 86.707 and at this point elects to withdraw lender's consideration of any foreclosure avoidance measure as defined by ORS 86.707. There are therefore no foreclosure avoidance measures available for which you are eligible.

Your property is currently set for sale on July 8, 2019, at 1:30 p.m. at the front door of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon. If you disagree with your lender's determination that you are not entitled to any foreclosure avoidance measure then 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.oregonhomeownerssupport.gov](http://www.oregonhomeownerssupport.gov). If you need help finding a lawyer, contact the Oregon State Bar's lawyer referral service online at [www.oregonstatebar.org](http://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](http://www.oregonlawhelp.org).

Dated this 13<sup>th</sup> day of February, 2019.

  
\_\_\_\_\_  
Hannah L. Hill