  
AFTER RECORDING RETURN TO:  
MTC 2 10233 AM

Willard L. Ransom, Trustee  
Sorenson, Ransom, Ferguson & Clyde, LLP  
133 NW D Street  
Grants Pass, OR 97526

**2019-003860**  
Klamath County, Oregon  
04/10/2019 12:10:07 PM  
Fee: \$122.00

## RECORDING COVER PAGE

### Affidavits of Service

#### Parties To Nonjudicial Foreclosure:

Grantor: JOHN A. DOHMAN, JR. and SHIANNE M. GRAVES

Successor Trustee: WILLARD L. RANSOM

Current  
Beneficiary: DANIEL YOUNG, Trustee of the RONALD L. YOUNG TRUST, u/t/d  
May 17, 2005

DO NOT REMOVE THIS PAGE FROM ORIGINAL DOCUMENT  
THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

After Recording Return to:  
Willard L. Ransom  
SORENSEN, RANSOM, FERGUSON & CLYDE, LLP  
133 NW D Street  
Grants Pass, OR 97526

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

STATE OF OREGON, County of Josephine ) ss.

I, WILLARD L. RANSOM, being first duly sworn, say that:

At all times hereinafter mentioned 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of the trust deed described in the notice.

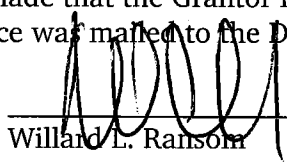
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

<u>NAME</u>	<u>ADDRESS</u>
John A. Dohman, Jr., and Shianne M. Graves, Grantors	P.O. Box 583 Chiloquin, OR 97624
John A. Dohman, Jr., and Shianne M. Graves, Grantors	522 S. Park Avenue Chiloquin, OR 97624
John A. Dohman, Jr., Grantor	2445 Rainbow Drive Chiloquin, OR 97624
Shianne Graves	718 Chiloquin Hwy Chiloquin, OR 97624
Unknown Occupants	522 S. Park Avenue Chiloquin, OR 97624

The above-named persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.806.

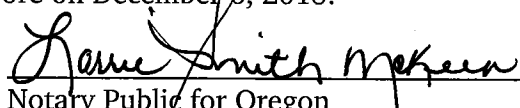
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Willard L. Ransom, attorney for the trustee named in the notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Grants Pass, Oregon, on December 6, 2018. With respect to each person or entity listed above, one such notice was mailed with by first class mail delivery and another such notice was mailed by certified mail, return receipt requested. Both mailings were made with the required postage prepaid. Each of the notices was mailed after recording of the notice of default and election to sell described in the notice of sale.

Included with the Trustee's Notice of Sale mailed to the Grantor, the Grantor's successor-in-interest (if applicable) and any Unknown Occupants, were the Notice required under ORS 86.756 and the Notice to Residential Tenants. In addition, the Foreclosure Avoidance Measure Notice required under ORS 86.748, was mailed to the Grantor, and the Grantor's successor-in-interest (if applicable) within 10 days after a determination was made that the Grantor is not eligible for foreclosure avoidance measures, and a copy of the notice was mailed to the Department of Justice the same day.

  
Willard L. Ransom

SUBSCRIBED and SWORN to before on December 6, 2018.

SORENSEN, RANSOM, FERGUSON & CLYDE, LLP  
ATTORNEYS AT LAW  
133 NW "D" STREET  
GRANTS PASS, OREGON 97526  
PHONE: (541) 476-3883  
FAX: (541) 474-4495

  
Notary Public for Oregon  
My Commission Expires: 11/25/2020



**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

STATE OF: Oregon  
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: **All Occupants of 522 Park Ave. Chiloquin, OR 97624**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to John Dohman at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to John Dohman, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Troy Lucky, Rosie Floyd & Kensie Mackenzie

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt:

2<sup>nd</sup> Attempt:

3<sup>rd</sup> Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of December 13, 2018, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Chambers

**522 Park Ave. Chiloquin, OR 97624**

**ADDRESS OF SERVICE**

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

December 11, 2018                      2:00 PM  
**DATE OF SERVICE                      TIME OF SERVICE**

☐ or non occupancy

By: 

ROBERT W. BOENBAUGH

Subscribed and sworn to before on this 13 day of December, 2018.

Margaret A. Nielsen  
Notary Public for Oregon



**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#18800 SALE YOUNG AND DOHMAN JR 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:  
03/05/2019 03/12/2019 03/19/2019 03/26/2019

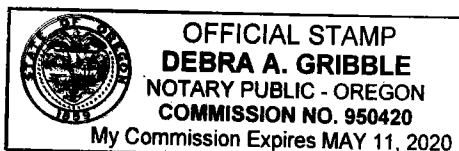
Total Cost: \$1152.92

*Pat Bergstrom*

Subscribed and sworn by Pat Bergstrom before me on:  
26th day of March in the year of 2019

*Debra A. Gribble*

Notary Public of Oregon  
My commission expires on May 11, 2020



**TRUSTEE'S NOTICE OF SALE**

The obligations secured by the trust deed described in this notice are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.815. No action is currently pending to recover any part of the debt secured by the trust deed. The following information is given, pursuant to ORS 86.752 and ORS 86.771:

1. PARTIES: The parties to the trust deed described in this notice are: Grantor: JOHN A DOHMAN JR. and SHIANNE M. GRAVES, not as Tenants in Common but with Rights of Survivorship; Trustee: AMERITITLE, an Oregon Corporation; Beneficiary: RONALD L. YOUNG and THOMAS LEE YOUNG or the survivor thereof, as Beneficiary.

2. PROPERTY: The address of the property covered by the trust deed is 522 Park Avenue, Chiloquin, Oregon, more particularly described as follows: Lots 38 and 39 of PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. DATE AND RECORDING REFERENCE OF THE TRUST DEED SUBJECT OF THIS NOTICE: Dated October 27, 2016, recorded December 1, 2016, in the Official Records of Klamath County, Oregon, as Document Number 2016-012792.

4. DEFAULTS: The defaults for which foreclosure is made is grantor's failure to pay when due the following sums: Failure to pay installments of \$450 each, falling due on the 1st day of each month, unpaid for September 1, October 1, November 1 and December 1, 2018; failure to pay all property taxes levied against the property subject of the trust deed before any part of such taxes becomes past due or delinquent; failure to reimburse beneficiary's attorney fees and costs incurred in enforcement of the obligations of the note and trust deed.

5. BALANCE OWING: The sums owing on the obligations secured by the trust deed are: The entire unpaid principal balance of Thirty-four Thousand, Five Hundred Eighty and no/100ths Dollars (\$34,580.00), without interest thereon; together with beneficiary's legal fees and costs incurred in enforcement of the obligation.

6. ELECTION TO SELL: The beneficiary and the trustee, by reason of the defaults set out above have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.752(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

7. SALE: The property will be sold in the manner prescribed by law on May 2, 2019 at 11:00 A.M. in accord with the standard of time established by ORS 187.110, at the front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon.

8. RIGHT TO CURE DEFAULT UNDER ORS 86.778: 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 the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.778) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

9. 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 FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

DATED: December 3, 2018 Willard L. Ransom, Trustee  
#18800 March 05, 12, 19, 26, 2019

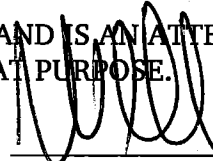
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DATED: December 3, 2018

  
Willard L. Ransom, Trustee

STATE OF OREGON, County of Josephine ) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above-named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Attorney for said Trustee

## **NOTICE TO RESIDENTIAL TENANTS**

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for May 2, 2018. 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:

☐ 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR

☐ AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.

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 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 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 30 or 60 days. 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 30 or 60 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.

#### **Contact Information:**

Oregon State Bar lawyer referral service: 503-684-3763 or toll free at 1-800-452-7636 or Oregon State Bar website: [www.osbar.org](http://www.osbar.org)  
For information on free legal services and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>

**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: 522 Park Avenue, Chiloquin, Klamath County, Oregon**

Your lender (the trust deed beneficiary) has decided to sell this property because the money due on your note and trust deed obligation (your "loan") has not been paid on time or because you have failed to fulfill some other obligation to your lender (the beneficiary. This is sometimes called 'foreclosure.'

The amount you would have had to pay as of December 1, 2018 to bring your loan current was approximately \$3,500. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender (the beneficiary) has to provide you with details about the amount you owe, if you ask. You may call WILLARD L. RANSOM at 541-476-3883 to find out the exact amount you must pay to bring your 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: WILLARD L. RANSOM, 133 NW D Street, Grants Pass, OR 97526.

**THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD IF YOU DO NOT TAKE ACTION:** May 2, 2019 at 11:00 AM at the front entrance 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 your loan in full anytime before the sale.
3. You can call WILLARD L. RANSOM at 541-476-3883 to find out if your lender (the beneficiary) 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.

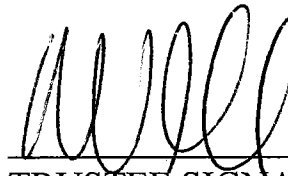
There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at **800-SAFENET (800-723-3638)**. You may also wish 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 Web site at: [www.osbar.org](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 questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED: December 4, 2018

TRUSTEE NAME: WILLARD L. RANSOM

A handwritten signature in black ink, appearing to read 'Willard L. Ransom', written over a horizontal line.

TRUSTEE SIGNATURE

TRUSTEE TELEPHONE NUMBER: 541-476-3883