RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC 1499 SE Tech Center Place Suite 255 Vancouver, WA 98683 S&S File No. 18-124536

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Affidavit of Mailing/Trustee's Notice of Sale
Affidavit of Posting/Mailing
Affidavit of Publication
Affidavit of Mailing/Notice to Grantor in Compliance with ORS 86.756
Certificate of Non-Military Service & DOD Certificate

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Jones, Ronald

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Wells Fargo Bank, N.A. Wells Fargo Bank, N.A.

Shapiro & Sutherland, LLC, Successor Trustee

2019-006866

06/19/2019 08:14:03 AM

Fee: \$247.00

Klamath County, Oregon

4) TRUE AND ACTUAL CONSIDERATION 5 ORS 93.030(5) – Amount in dollars or other			XX STATEME	NTS TO	O:	
\$; ;	Other	l			
ORS 205.1 CHECK O		RDER or WAR		ount of the moon imposed by ant. ORS 205.13	the ord	
ORS 205	5.244 : "REREC	ORDED AT	rded, complete the THE REQUEST PREVIOUSLY	OF	ment, i	n accordance withTC BOOKAND

AFTER RECORDING RETURN TO: Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 S&S 18-124536

OREGON AFFIDAVIT OF MAILING OF NOTICE OF SALE

I, Dareena Stepanyuk, say and certify that:

I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or the successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail, return receipt requested, and first class mail to each of the following named persons at their last known addresses, to-wit:

Ronald A. Jones 2482 Tee Street Las Vegas, NV 89142

Ronald A. Jones 19571 Main Avenue Bly, OR 97622

Ronald A. Jones P.O. Box 235 Bly, OR 97622

Grace M. Jones 19571 Main Avenue Bly, OR 97622

Grace M. Jones 1816 5th Avenue Toms River, NJ 08757

Grace M. Jones P.O. Box 235 Bly, OR 97622 The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.806 and all junior lien holders as provided in ORS 86.764.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office in Vancouver, Washington, on March 28, 2019. With respect to each person 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 property form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Dareena Stepanyuk

State of Washington)

County of Clark

On this day of April, in the year 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared Dareena Stepanyuk, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal

Votary Public

My Commission Expires: 3.12. 22

NOTARY PUBLIC STATE OF WASHINGTON NATALIE TARAS MY COMMISSION EXPIRES MARCH 12, 2022

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Ronald A. Jones and Grace M. Jones, husband and wife, whose address is 19571 Main Avenue, Bly, OR 97622 as grantor to Wells Fargo Financial National Bank, as Trustee, in favor of Wells Fargo Bank, N.A., as named Beneficiary, dated November 19, 2007, recorded December 18, 2007, in the mortgage records of Klamath County, Oregon, as Instrument No. 2007-021060; Wells Fargo Bank, N.A. is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property:

Described in the Deed of Trust as: PARCEL 1: LOTS 1, 2 AND 3, BLOCK 3, NORTHERLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, AND ADJOINING 60 FOOT VACATED STEWART STREET, VACATED BY ORDER OF VACATION RECORDED JULY 22, 1955 IN BOOK 276, AT PAGE 160, DEED RECORDS OF KLAMATH COUNTY, OREGON. PARCEL 2: VACATED LOTS 10,11, AND 12, BLOCK 3; VACATED LOTS 1, 2 AND 3, BLOCK 4, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF GARDEN AVENUE ADJACENT THERETO IN THE VACATED PORTION NORTHERLY. VACATED BY ORDER FILED JANUARY 16, 1952 IN COUNTY COMMISSIONERS JOURNAL VOLUME 21, PAGE 158. PARCEL 3: THE ADJOINING 60 FOOT VACATED STEWART STREET ADJACENT TO: VACATED LOTS 10,11, AND 12, BLOCK 3; VACATED LOTS 1. 2 AND 3, BLOCK 4, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF GARDEN AVENUE ADJACENT THERETO IN THE VACATED PORTION NORTH BLY. VACATED BY ORDER FILED JANUARY 16, 1952 IN KLAMATH COMMISSIONERS JOURNAL VOLUME 21, PAGE 158.

And more accurately described as: PARCEL 1: Lots 1, 2 and 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and adjoining sixty foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Volume 276, page 160, Deed Records of Klamath County, Oregon. PARCEL 2: Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158. PARCEL 3: The adjoining 60 foot vacated Stewart Street adjacent to: Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated

portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

COMMONLY KNOWN AS: 19571 Main Avenue, Bly, OR 97622

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$376.45, from November 3, 2017, plus prior accrued late charges in the amount of \$83.64, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit:

\$101,272.25, together with accrued interest in the sum of \$7,672.20 through February 27, 2019, together with interest thereon at the rate of 5.375% per annum from February 28, 2019, plus prior accrued late charges in the amount of \$83.64, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 17, 2019. at the hour of 10:00 AM PT, in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, OR, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of 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 to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount 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 obligations or 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 trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778.

Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs – ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable

interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.shapiroattorneys.com/wa.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property.

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.

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for July 17, 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:

- 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. 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.

OREGON STATE BAR, 16037 S.W. Upper Boones Ferry Road, Tigard, Oregon 97224, Phone (503) 620-0222, Toll-free 1-800-452-8260 Website: http://www.osbar.org

Directory of Legal Aid Programs:	http://www.oregonlawhelp	o.org
**********	******	***

The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

The Successor Trustee, Shapiro & Sutherland, LLC, has authorized the undersigned Attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(9).

Dated: 35/2019

OSB#7 66 73 5 75

SHAPIRO & SUTHERLAND, LLC,

Successor Trustee

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

www.shapiroattorneys.com/wa

Telephone: (360) 260-2253 Toll-free: 1-800-970-5647

S&S 18-124536

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale

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

19571 Main Avenue Bly, OR 97622

As follows:

On 03/18/2019 at 12:20 PM, 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 front door, pursuant to ORS 86.774 (1)(b)(A).

On 03/22/2019 at 3:25 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 86.774 (1)(b)(B).

On 03/26/2019 at 11:54 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 86.774(1)(b)(C).

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

SUBSCRIBED AND SWORN BEFORE ME

this 20 day of March . 20 19

by Robert Bolenbaugh

Rőbert Bolenbaugh

Nationwide Process Service, Inc.

300 Century Tower

1201 SW 12th Avenue

Portland, OR 97205

(503) 241-0636

OFFICIAL STAMP MARGARET ANN NIELSEN NOTARY PUBLIC-OREGON COMMISSION NO. 948060 MY COMMISSION EXPIRES FEBRUARY 29, 2020

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 March 27, 2019, I mailed a copy of the Trustee's Notice of Sale, by First Class Mail, postage pre-paid, to occupant, pursuant to ORS 86.774(1)(b)(C).

The envelope was addressed as follows:

OCCUPANT 19571 Main Avenue Bly, OR 97622

This mailing completes service upon an occupant at the above address with an effective date of **03/18/2019** 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 257 day of Moven by Robert Bolenbaugh.

Notary Public før Oregon

Robert Bolenbaugh

Nationwide Process Service, Inc.

300 Century Tower 1201 SW 12th Avenue Portland, OR 97205

(503) 241-0636



343865



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#18875 SALE S&S 18-124536 JONES a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

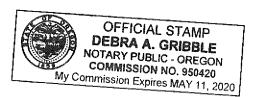
Insertion(s) in the following issues: 04/14/2019 04/21/2019 04/28/2019 05/05/2019

Total Cost: \$2207.00

Subscribed and sworn by Pat Bergstrom before me on: in the year of 2019 7th day of May

Notary Public of Oregon

My commision expires on May 11, 2020



S&S 18-124536 TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Ronald A. Jones and Grace M. Jones, husband and wife, whose address is 19571 Main Avenue, Bly, OR 97622 as grantor to Wells Fargo Financial National Rept. as Trustee in fact of Wells Force Rept. tional Bank, as Trustee, in favor of Wells Fargo Bank, N.A., as named Beneficiary, dated November 19, 2007, recorded December 18, 2007, in the mortgage records recorded December 18, 2007, in the mortgage records of Klamath County, Oregon, as Instrument No. 2007-021060; Wells Fargo Bank, N.A. is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: Described in the Deed of Trust as: PARCEL 1: LOTS 1, 2 AND 3, BLOCK 3, NORTHERLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, AND ADJOINING 60 FOOT VACATED STEWART STREET, VACATED BY ORDER OF VACATION RECORDED JULY 22, 1955 IN BOOK 276, AT PAGE 160, DEED RECORDS OF KLAMATH COUNTY, OREGON. PARCEL 2: VACATED LOTS 10,11, AND 12, BLOCK 3; VACATED LOTS 1, 2 AND 3, BLOCK 4, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTON OREGON. TOGETHER WITH THE VACATED PORTON OR THE PROPERTY AND AND AND AND ADDITIONAL COUNTY. THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF GARDEN AVENUE ADJACENT THERETO IN THE VACATED PORTION OF GARDEN AVENUE ADJACENT THERETO IN THE VACATED PORTION NOETHERLY. VACATED BY ORDER FILED JANUARY 16, 1952 IN COUNTY COMMISSIONERS JOURNAL VOLUME 21, PAGE 158, PARCEL 3; THE ADJOINING 60 FOOT VACATED STEWART STREET ADJACENT TO: VACATED LOTS 10,11, AND 12, BLOCK 3; VACATED LOTS 1, 2 AND 3, BLOCK 4, NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF GARDEN AVENUE ADJACENT THERETO IN THE VACATED PORTION NORTH BLY. VACATED BY ORDER FILED JANUARY 16, 1952 IN KLAMATH COMMISSIONERS JOURNAL VOLUME 21, PAGE 158. AND more accurately described as: PARCEL 1: Lots 1, 2 and 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County (1970) and additioning sixty foot vacated 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and adjoining sixty foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Volume 276, page 160, Deed Records of Klamath County, Oregon. PARCEL 2: Vacated Lotf 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 c Block 4, together with the vacated portion of Garden Alenue adjacent thereto in the vacated portion of NORT BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon vacated by order filed January 16, 1952 in Klami County Commissioners Journal 21 page 158. PARC 3: The adjoining 60 foot vacated Stewart Street adjac 3: The adjoining 60 foot vacated Stewart Street adjacto: Vacated Los 10, 11 and 12 of Block 3; Vacated I 1, 2, and 3 of Block 4, together with the vacated por of Garden Avenue adjacent thereto in the vacated tion of NORTH BLY, according to the official plat the on file in the office of the County Clerk of Klamath C ty, Oregon, vacated by order filed January 16, 19 Klamath-County Commissioners Journal 21 page COMMONLY KNOWN AS: 19571 Main Avenue

Both the beneficiary and the trustee have elected the said real property to satisfy the obligations s by said trust deed and a notice of default har recorded pursuant to Oregon Revised Statutes (3); the default for which the foreclosure is a grantor's failure to pay when due the following Monthly payments in the sum of \$376.45 from Monthly payments in the sum of \$376.45, from ber 3, 2017, plus prior accrued late charges amount of \$83.64, together with all costs, c ments, and/or tees incurred or paid by the be and/or trustee, their employees, agents or assig

By reason of said default the beneficiary has all sums owing on the obligation that the trus' cures immediately due and payable, said sum following, to-wit: \$101,272.25, together with a terest in the sum of \$7,672.20 through Fe 2019, together with interest thereon at t 5,375% per annum from February 28, 2015 accrued late charges in the amount of \$83.1 with all costs, disbursements, and/or fees paid by the beneficiary and/or trustee, their agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 17, 2019, at the hour of 10:00 AM PT, in accord with the standard time established by QRS 187,110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, OR, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of 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 to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default com-plained of herein that is capable of being cured by ten-dering the performance required under the obligations or 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 trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pur-suant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs ORS 86.786" either by pertrustee's sonal delivery or by first class, certified mail, return re-ceipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.shapiroattomeys.com/wa.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in in-terest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiainclude their respective successors in interest, if any. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said ref-erenced property. Without limiting the trustee's dis-claimer 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: 03-05-2019 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa. Telephone: (360)260-2253, Toll-free: 1-800-970-5647, \$&S 18-124536 #18875 April 14, 21, 28, May 05, 2019.

AFTER RECORDING RETURN TO: Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 S&S 18-124536

AFFIDAVIT OF MAILING OF NOTICE TO GRANTOR IN COMPLIANCE WITH ORS 86.756

I, Laurisa Lyubar, say and certify that:

I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or the successor in interest named in the attached original Notice to Grantor given under the terms of that certain deed described in said Notice.

I gave notice of the sale of the real property described in the attached Notice to Grantor as required by ORS 86.756 by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following name persons (or their legal representative, where so indicated) at their respective last known address, to-wit:

Ronald A. Jones 2482 Tee Street Las Vegas, NV 89142

Ronald A. Jones 19571 Main Avenue Bly, OR 97622

Ronald A. Jones P.O. Box 235 Bly, OR 97622

Grace M. Jones 19571 Main Avenue Bly, OR 97622

Grace M. Jones 1816 5th Avenue Toms River, NJ 08757

Grace M. Jones P.O. Box 235 Bly, OR 97622 Said persons included (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and to the occupant residing in the property.

Each of the notices so mailed was certified to be a true copy of the original Notice to Grantor; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office in Vancouver, Washington, on March 5, 2019. With respect to each person 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 property form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. The form of the Notice complies with ORS 86.756 and a copy is enclosed with this affidavit.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Laurisa Lyubai

State of Washington

County of Clark

On this <u>fit</u> day of <u>said</u>, in the year 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared Laurisa Lyubar, personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal

Notary Public

My Commission Expires: 3. 18. 20

NOTARY PUBLIC
STATE OF WASHINGTON
NATALIE TARAS
MY COMMISSION EXPIRES

MARCH 12, 2022

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 19571 Main Avenue, Bly, OR 97622

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 March 1, 2019 was \$8,214.29. 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 this office at (360) 260-2253, or toll-free 1-800-970-5647, extension 7278, 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:

Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683 Our File #: 18-124536

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

July 17, 2019, at the hour of 10:00 AM PT, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, OR

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 the Loss Mitigation department of Wells Fargo Bank, N.A. at 800-970-5647, X288 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 1-800-SAFENET (1-800-723-3638). 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 1-800-452-7636 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 any questions, talk to a lawyer or one of the organizations mentioned above before signing.

The Successor Trustee, Shapiro & Sutherland, LLC, has authorized the undersigned Attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(9).

Shapiro & Sutherland, LLC, Successor Trustee

Dated: 3 - 4 - 19

By:

James A. Craft

OSB # 190146

Trustee telephone number: (360) 260-2253 or 1-800-970-5647

AFTER RECORDING RETURN TO: Shapiro & Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683

Telephone: (360) 260-2253

S&S 18-124536

CERTIFICATE OF NON-MILITARY SERVICE

STATI	E OF WASHINGTON)) SS.				
County	of Clark			1		
& Suth- current Wells deed win as In Februa was du be sold and on describ as defi	THIS IS TO CERTIFY perland, LLC, the Success to beneficiary, in which Roperson and the Success to beneficiary, in which Roperson and the Success to be a strument No. 2007-0210 ary 28, 2019, in as Instrumity foreclosed by advertis at the trustee's sale on Jobe day immediately preceded in and covered by sainned in Article I of the "Source of the Instrument of the Instrume	onald A. Jones and Bank, as trustee, 6007, and recorded 60; thereafter a Nonent No. 2019-00 ement and sale and 19 29, 2019; I realing the day of said trust deed, or anoldiers' and Sailor'	d Grace M. Jones, certain real proper d December 18, 20 otice of Default w 1816, of said morted the real property asonably believe a id sale and includity interest therein, 's Civil Relief Act	husband and wife, rty in Klamath Cou 2007, in the mortgag with respect to said to tagage records; there by covered by said to time during the tag the day thereof, owned by a person	as grantor, conveyed anty, Oregon; said trust ge records of said countrust deed was recorde eafter the said trust deer ust deed is scheduled a period of three montowas the real property in the military service.	he to t ty, d ed to hs
incom	petent under the laws of t	•				
	In construing this certif grantor" includes any suc , and the word "beneficia	cessor in interest	to the grantor, the	e word "trustee" inc	ludes any successor	ne
execut	The Successor Trustee, e the document on the Su	Shapiro & Sutherccessor Trustee's	rland, LLC has au behalf as allowed	thorized the unders under ORS 86.713	signed Attorney to 3(9)	
			Shapiro & Suth Successor Trust		3	
			By MAN STORY OSB# 87	Suffres la	1	
STAT	E OF WASHINGTON)				
County	y of Clark) SS.)		(.)		
1011	SUBSCRIBED AND S		me this	day ofJUV	<u>re</u>	by
	Public for WASMING! mmission expires	1/21	NOTARY STATE OF W	E LARSON PUBLIC VASHINGTON ON EXPIRES 19, 2021		



SSN:

XXX-XX-3376

Birth Date:

Last Name:

JONES

First Name:

RONALD

Middle Name:

Status As Of:

Jun-18-2019

Certificate ID:

VZYN8DRW8PBK7LT

On Active Duty On Active Duty Status Date					
Active Duty Start Date Active Duty End Date Status Service Component					
NA	NA NA	No	NA NA		
This response reflects the individuals' active duty status based on the Active Duty Status Date					

Left Active Outy Within 367 Days of Active Outy Status Date					
Active Duty Start Date Active Duty End Date Status Service Component					
NA	NA NA	No	NA NA		
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date					

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date					
Order Notification Start Date Order Notification End Date Status Service Component					
NA	NA NO NA				
Thi	s response reflects whether the individual or his/her uni	it has received early notification to report for active of	luty		

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento, Director

Department of Defense - Manpower Data Center

400 Gigling Rd. Seaside, CA 93955

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/faq.xhtml#Q33. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

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More information on "Active Duty Status"

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Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected



SSN:

XXX-XX-3376

Birth Date:

Last Name:

JONES

First Name:

RONALD

Middle Name:

۸

Status As Of:

Jun-18-2019

Certificate ID:

HF4B821SJ11QY6G

On Active Duty On Active Duty Status Date					
Active Duty Start Date Active Duty End Date Status Service Component					
NA	NA NA	No	NA.		
This response reflects the individuals' active duty status based on the Active Duty Status Date					

Left Active Duty Within 367 Days of Active Duty Status Date					
Active Duty Start Date	Active Duty End Date	Status	Service Component		
NA NA	NA NA	Na	NA NA		
This re	sponse reflects where the individual left active duty sta-	tus within 367 days preceding the Active Duty t	Status Date		

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duly on Active Outy Status Date					
Order Notification Start Date Order Notification End Date Status Service Component					
NA NA	NA NA	No	NA		
This response reflects whether the individual or his/her unit has received early notification to report for active duty					

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SSN:

XXX-XX-3376

Birth Date:

Last Name:

JONES

First Name:

RONALD

Middle Name:

ALAN

Status As Of:

Jun-18-2019

Certificate ID:

46R6X63HYM7T0D8

On Active Duty On Active Duty Status Date					
Active Duty Start Date Active Duty End Date Status Service Component					
AA	NA NA	No	NA		
This response reflects the individuals' active duty status based on the Active Duty Status Date					

Left Active Duty Within 367 Days of Active Duty Status Date					
Active Duty Start Date Active Duty End Date Status Service Component					
NA NO NA					
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date					

	The Member or His/Her Unit Was Notified of a Future Ca	all-Up to Active Duty on Active Duty Status D	ale
Order Notification Start Date	Order Notification End Date	Status	Service Companent
NA	NA NA	No	NA
This	response reflects whether the individual or his/her unit h	as received early notification to report for act	ive duty

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SSN:

XXX-XX-0381

Birth Date:

Last Name:

JONES

First Name:

GRACE

Middle Name:

N/I

Status As Of:

Jun-18-2019

Certificate ID:

DWVWJCC578LKVKR

On Active Duty On Active Duty Status Date				
Active Duty Start Date	Active Duly End Date	Status	Service Component	
NA	NA	No	NA NA	
	This response reflects the individuals' active duty:			

	Left Active Duty Within 367 Days	of Active Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA NA
This res	sponse reflects where the individual left active duty state	us within 367 days preceding the Active Duty	Status Date

	The Member or His/Her Unit Was Notified of a Future C	Call-Up to Active Duty on Active Duty Status D	Date
Order Notification Start Date	Order Notification End Date	Status	Service Companent
NA NA	NA NA	No	NA NA
This	response reflects whether the individual or his/her unit l	has received early notification to report for ac	tive duty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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Seaside, CA 93955

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SSN:

XXX-XX-0381

Birth Date:

Last Name:

JONES

First Name:

GRACE

Middle Name:

MAY

Status As Of:

Jun-18-2019

Certificate ID:

N97KCR8NPWFGJ8H

On Active Duty On Active Duty Status Date				
Active Duty Start Date	Active Duty End Date	Status	Service Component	
NA	NA .	No	NA.	
	This response reflects the individuals' active duty	status based on the Active Duty Status Date		

Left Active Duty Within 367 Days of Active Duty Status Date				
Active Duty Start Date	Active Duty End Date	Status	Service Component	
NA	NA NA	No	NA NA	
This re:	sponse reflects where the individual left active duty st	tatus within 367 days preceding the Active Duty Sta	lus Date	

	The Member or His/Her Unit Was Notified of a Futu	re Call-Up to Active Duty on Active Duty Status Date	
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA NA	No	NA
This	response reflects whether the individual or his/her u	mit has received early notification to report for active of	luty

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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SSN:

XXX-XX-0381

Birth Date:

Last Name:

JONES

First Name:

GRACE

Middle Name:

Status As Of:

Jun-18-2019

Certificate ID:

MB3SHVTRQ6MBG0L

	On Active Duty On Activ	e Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA .	No	AN
	This response reflects the individuals' active duty	status based on the Active Duty Status Date	

	Left Active Duty Within 367 Days	s of Active Duty Status Date	
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA NA
This res	ponse reflects where the individual left active duty stat	us within 367 days preceding the Active Duty	Status Date

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

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The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/faq.xhtml#Q33. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected