

2019-008535

Klamath County, Oregon

07/29/2019 12:20:02 PM

Fee: \$192.00

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
COMMERCIAL DEFAULT SERVICES, LLC
4665 MACARTHUR COURT, SUITE 200
NEWPORT BEACH, CA 92660

CDS18-10069

AFFIDAVIT OF MAILING

**Commercial Default Services, LLC
4665 MacArthur Court, Suite 200
Newport Beach, California 92660
(949) 258-8960**

NOTICE TO BORROWER OF POSTPONEMENT OF TRUSTEE'S SALE

June 14, 2019

Re: T.S. Number: **CDS18-10069**
Property Address: **30828 Cascade Way**
Klamath Falls, OR 97601

You are hereby notified that the above-referenced Trustee's Sale previously scheduled for **6/11/2019 at 10:00 AM** has been postponed to **7/11/2019 at 10:00 AM**. The Trustee or their agent will on July 11, 2019 at 10:00 am On the Main Street entrance steps to the Klamath County Circuit Court, 316 Main St, Klamath Falls, Oregon 97601 sell at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in Marion County, State of Oregon.

Property is subject to that certain Deed of Trust recorded 11/09/2009 as Instrument No. 2009-014380 in the official records of Klamath.

Said Trustee's Sale was originally scheduled for 06/13/2019 pursuant to the Notice of Trustee's Sale and has been continued by public proclamation to the date, time and place specified above.

If you have any questions, please contact our office.

Sincerely
Tina Suihkonen
SVP

**Commercial Default Services, LLC
4665 MacArthur Court, Suite 200
Newport Beach, California 92660
(949) 258-8960**

NOTICE TO BORROWER OF POSTPONEMENT OF TRUSTEE'S SALE

July 10, 2019

Re: T.S. Number: **CDS18-10069**
Property Address: **30828 Cascade Way
Klamath Falls, OR 97601**

You are hereby notified that the above-referenced Trustee's Sale previously scheduled for **7/11/2019 at 10:00 AM** has been postponed to **7/30/2019 at 10:00 AM**. The Trustee or their agent will on July 30, 2019 at 10:00 am On the Main Street entrance steps to the Klamath County Circuit Court, 316 Main St, Klamath Falls, Oregon 97601 sell at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in Marion County, State of Oregon.

Property is subject to that certain Deed of Trust recorded 11/09/2009 as Instrument No. 2009-014380 in the official records of Klamath.

Said Trustee's Sale was originally scheduled for 06/13/2019 pursuant to the Notice of Trustee's Sale and has been continued by public proclamation to the date, time and place specified above.

If you have any questions, please contact our office.
Sincerely

Tina Suihkonen
SVP

**Commercial Default Services, LLC
4665 MacArthur Court, Suite 200
Newport Beach, California 92660
(949) 258-8960**

**NOTICE TO BORROWER OF POSTPONEMENT OF TRUSTEE'S SALE
Pursuant to ORS 86.755**

June 14, 2019

Re: T.S. Number: **CDS18-10097**
Property Address: **2820 Ellis Avenue Northeast
Salem, OR 97301**

You are hereby notified that the above-referenced Trustee's Sale previously scheduled for **6/13/2019 at 11:00 AM** has been postponed to **7/11/2019 at 11:00 AM**. The Trustee or their agent will on July 11, 2019 at 11:00 am **AT THE HIGH STREET ENTRANCE OF THE Marion County Courthouse, 100 High Street NE, Salem, OR 97301** sell at public auction to the highest bidder, payable at the time of sale, the following described real property, situated in Marion County, State of Oregon.

Property is subject to that certain Deed of Trust recorded 02/19/2010 in Reel No. 3152 Page 121 in the official records of Marion.

Said Trustee's Sale was originally scheduled for 06/13/2019 pursuant to the Notice of Trustee's Sale and has been continued by public proclamation to the date, time and place specified above.

If you have any questions, please contact our office.

Sincerely
Tina Suihkonen
SVP

DECLARATION OF MAILING

Reference No: CDS18-10069
Mailing Number: 0000118-01

STATE OF CALIFORNIA }
 }SS
COUNTY OF SAN DIEGO }

I, **Jacob Smith** , declare as follows:

I am and at all times herein mentioned a citizen of the United States, over the age of eighteen years and a resident of San Diego County, California:

That at the request of Tina Suikkonen on 2/4/2019, I deposited in the United States mail a copy of the attached document, in separate sealed envelopes, in accordance with the checked mailing classes defined below, postage prepaid, to the address list on exhibit A, attached hereto and made a part hereof.

<input checked="" type="checkbox"/> First Class	<input type="checkbox"/> Certified	<input checked="" type="checkbox"/> Certified Electronic Return Receipt
<input type="checkbox"/> Certified Return	<input type="checkbox"/> Registered	<input type="checkbox"/> Registered International

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

2/4/2019 San Diego, California
Date and Place


Declarant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed this Declaration 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

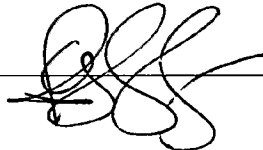
FEB 22 2019

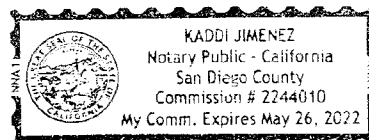
On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared Jacob Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose names is subscribed above and acknowledged to me that he/she executed the same in his/her authorized 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 _____





TRUSTEE'S NOTICE OF SALE

Loan No: 1404703805 T.S. No.: CDS18-10069

Reference is made to that certain deed made by Clarence H. Young, and Virginia M. Young, as Tenants by the Entirety, as Grantor to Fidelity National Title Insurance Co., as trustee, in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Bank of America, N.A., as Beneficiary, dated 10/21/2009, recorded 11/9/2009, in official records of Klamath County, Oregon as Instrument No. 2009-014380, covering the following described real property situated in said County and State, to-wit:

APN: R317918, R317909, R318640

LOTS 31, 32 AND 33 IN BLOCK 3, MOUNTAIN LAKES HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Property Commonly known as:
30828 Cascade Way
Klamath Falls, OR 97601

The undersigned trustee disclaims any liability for any incorrectness of the above street or other common designation.

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

	\$86,037.44
Payments Due Through 01/29/2019	
Unpaid Late Charges	\$2,942.17
Unpaid Fees	\$18,319.31
	<u>\$107,298.92</u>

TOTAL FORECLOSURE COST: \$4,508.12

TOTAL REQUIRED TO REINSTATE: \$111,807.04

Together with any default in the payment of recurring obligations as they become due.

Also, if you have failed to pay your taxes on the property, provide insurance on the property, or pay other senior liens or encumbrances as required in the Note and Trust Deed, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation.

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$163,826.50 together with interest thereon at the rate of 5.375 % per annum from 8/1/2012 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

WHEREFORE, notice hereby is given that Tony Kullen OSBA#090218, the undersigned trustee will on 6/11/2019 at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at **On the Main Street entrance steps to the Klamath County Circuit Court, 316 Main St, Klamath Falls, Oregon 97601** 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 had or had power to convey at the time of the execution by him of the 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 that rights exists under O.R.S. 86.778 at any time prior to 5 days before the date last set for sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), and by curing any other default complained of in the notice of default, that is capable of being cured by tendering the performance required under the obligation of the Trust Deed, and in addition to paying said sums or tendering 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 and attorney's fees not exceeding the amounts provided by said O.R.S. 86.778.

It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's check or certified check.

The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

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.

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of the monies paid to the Trustee, and the successful bidder shall have no further recourse.

Without limiting the trustee's disclaimer of representation 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: 1/29/2019

Tony Kullen OSBA#090218

Signature By:



Tony Kullen, Esq, Trustee

121 SW Morrison, Suite 1100, Portland, Oregon 97204

Direct Inquires to:
Commercial Default Services
4665 MacArthur Court, Suite 200
Newport beach, CA 92660
(949)258-8960

Free legal assistance:

Oregon Law Center

Portland: (503) 473-8329

Coos Bay: 1-800-303-3638

Ontario: 1-888-250-9877

Salem: (503) 485-0696

Grants Pass: (541) 476-1058

Woodburn: 1-800-973-9003

Hillsboro: 1-877-726-4381

<http://www.oregonlawcenter.org/>

and Oregon Law Help Site (providing more information and a directory of legal aid programs)

<http://oregonlawhelp.org/OR/index.cfm>

and Oregon State Bar Lawyer Referral Service

503-684-3763 or toll-free in Oregon at 800-452-7636

<http://www.osbar.org>

<http://www.osbar.org/publichiskis.html#referral>

and information on federal loan modification programs at:

<http://www.makinghomeaffordable.gov/>

Commercial Default Services, LLC
4665 MacArthur Court, Suite 200
Newport Beach, California 92660
(949) 258-8960

Date: 1/25/2019

T.S. Number: CDS18-10069
Loan Number: 1404703805

DEBT VALIDATION NOTICE

1. The enclosed document relates to a debt owed to:

HMC Assets, LLC solely in its capacity as Separate Trustee of CAM XVIII Trust

2. You may send us a written request for the name and address of the original creditor, if different from the current creditor, and we will obtain and mail the information within thirty (30) days after we receive your written request.
3. As of **1/29/2019** the total delinquency owed was **\$111,807.04**, but this amount will increase until the delinquency has been fully paid.
4. As of **1/29/2019** the amount required to pay the entire debt in full was the unpaid principal balance of **\$163,826.50**, plus interest from **8/1/2012**, late charges, negative escrow and attorney and/or trustee's fees and costs that may have been incurred. The amount will increase daily until the debt has been paid in full.
5. You may dispute the validity of this debt, or any portion thereof, by contacting our office within thirty (30) days after receiving this notice. In that event, we will obtain and mail to you written verification of the debt. Otherwise, we will assume that the debt is valid.

**WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION
WE OBTAIN WILL BE USED FOR THAT PURPOSE.**

**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:
30828 Cascade Way
Klamath Falls, OR 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 01/29/2019 to bring your mortgage loan current was \$111,807.04 plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust . 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 (949) 258-8960 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: Commercial Default Services, LLC, 4665 MacArthur Court, Suite 200, Newport Beach, California 92660

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

Date and Time: 6/11/2019 at 10:00 a.m.

Place: On the Main Street entrance steps to the Klamath County Circuit Court, 316 Main St, Klamath Falls, Oregon 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 Wright, Finlay & Zak at 949-258-8960 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 1-888-610-8764. 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/public/ris/ris.html. 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.lawhelp.org/program/694/index.cfm>.

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: 1/29/2019

Tony Kullen OSBA#090218

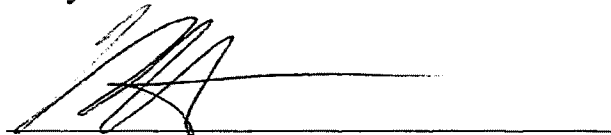
A handwritten signature in black ink, appearing to be 'Tony Kullen', is written over a horizontal line.

Exhibit A to Affidavit of Mailing

Sender: Tina Sulhkonen
4665 MacArthur Court, Suite 200
Newport Beach CA 92660

Postal Class: First Class
Type of Mailing: ORNTS

Affidavit Attachment: 0000118-01 000 20190131 Commercial000455

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
(11)9690024877219420	2	Clarence H. Young	30828 Cascade Way	Klamath Falls, OR 97601
(11)9690024877219451	4	Virginia M. Young	30828 Cascade Way	Klamath Falls, OR 97601
(11)9690024877219468	6	Occupants/Tenants	30828 Cascade Way	Klamath Falls, OR 97601
(11)9690024877219482	8	Spouse of Virginia M. Young	30828 Cascade Way	Klamath Falls, OR 97601
(11)9690024877219505	10	Spouse of Clarence H. Young	30828 Cascade Way	Klamath Falls, OR 97601
(11)9690024877219529	12	Clarence H. Young, Trustee of the Young Joint Trust dated 11/11/2010	30828 Cascade Way	Klamath Falls, OR 97601
(11)9690024877219543	14	Virginia M. Young, Trustee of the Young Joint Trust dated 11/11/2010	30828 Cascade Way	Klamath Falls, OR 97601

Exhibit A to Affidavit of Mailing

Sender:

Tina Suikonen
4665 MacArthur Court, Suite 200
Newport Beach CA 92660

Postal Class: Electronic - Ret

Type of Mailing: ORNTS

Affidavit Attachment: 0000118-01 000 20190131 Commercial000455

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71969002484054827220	1	Clarence H. Young	30828 Cascade Way	Klamath Falls, OR 97601
71969002484054827244	3	Virginia M. Young	30828 Cascade Way	Klamath Falls, OR 97601
71969002484054827268	5	Occupants/Tenants	30828 Cascade Way	Klamath Falls, OR 97601
71969002484054827282	7	Spouse of Virginia M. Young	30828 Cascade Way	Klamath Falls, OR 97601
71969002484054827305	9	Spouse of Clarence H. Young	30828 Cascade Way	Klamath Falls, OR 97601
71969002484054827329	11	Clarence H. Young, Trustee of the Young Joint Trust dated 11/11/2010	30828 Cascade Way	Klamath Falls, OR 97601
71969002484054827343	13	Virginia M. Young, Trustee of the Young Joint Trust dated 11/11/2010	30828 Cascade Way	Klamath Falls, OR 97601

Exhibit A to Affidavit of Mailing

Sender:

Tina Suithkonen
4665 MacArthur Court, Suite 200
Newport Beach CA 92660

Postal Class: First Class

Postage of Mailing: ORNOD

Postage Identification Number: 0000119-01 000 20190131 Commercial000455

Postage Identification Number Sequence Recipient Name

Address Line 1/3

Address Line 2/4

(11)9690024877219567
2

CLARENCE H YOUNG

30828 CASCADE WAY

KLAMATH FALLS, OR 97601-9180

(11)9690024877219598
4

VIRGINIA M YOUNG

30828 CASCADE WAY

KLAMATH FALLS, OR 97601-9180

(11)9690024877219604
6

CLARENCE HERBERT YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010
30828 CASCADE WAY

KLAMATH FALLS, OR 97601-9180

(11)9690024877219628
8

VIRGINIA MAY YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010
30828 CASCADE WAY

KLAMATH FALLS, OR 97601-9180

(11)9690024877219642
10

CLARENCE HERBERT YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010
C/O JASON C. BROESDER
MEDFORD, OR 97501

312 SOUTH IVY STREET

(11)9690024877219659
12

VIRGINIA MAY YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010
C/O JASON C. BROESDER
MEDFORD, OR 97501

312 SOUTH IVY STREET

(11)9690024877219666
14

U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE
C/O MALCOLM CISNEROS, A LAW CORPORATION
IRVINE, CA 92612

2112 BUSINESS CENTER DRIVE, SECOND FLOOR

Exhibit A to Affidavit of Mailing

Sender:

Tina Suljhkonen
4665 MacArthur Court, Suite 200
Newport Beach CA 92660

Postal Class: Electronic - Ret

Type of Mailing: ORNOD

Affidavit Attachment: 0000119-01 000 20190131 Commercial000455

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
71969002484054827367	1	CLARENCE H YOUNG	30828 CASCADE WAY	KLAMATH FALLS, OR 97601-9180
71969002484054827381	3	VIRGINIA M YOUNG	30828 CASCADE WAY	KLAMATH FALLS, OR 97601-9180
71969002484054827404	5	CLARENCE HERBERT YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010	30828 CASCADE WAY	KLAMATH FALLS, OR 97601-9180
71969002484054827428	7	VIRGINIA MAY YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010	30828 CASCADE WAY	KLAMATH FALLS, OR 97601-9180
71969002484054827442	9	CLARENCE HERBERT YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010	C/O JASON C. BROESDER MEDFORD, OR 97501	312 SOUTH IVY STREET
71969002484054827473	11	VIRGINIA MAY YOUNG, CO-TRUSTEE OF THE YOUNG JOINT TRUST, DATED NOVEMBER 11TH 2010	C/O JASON C. BROESDER MEDFORD, OR 97501	312 SOUTH IVY STREET
71969002484054827497	13	U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE	C/O MALCOLM CISNEROS, A LAW CORPORATION IRVINE, CA 92612	2112 BUSINESS CENTER DRIVE, SECOND FLOOR

**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#18774 SALE #916361/CDS18-10069 YOUNG 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:
02/15/2019 02/22/2019 03/01/2019 03/08/2019

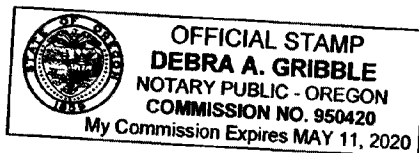
Total Cost: \$1650.68

Pat Bergstrom

Subscribed and sworn by Pat Bergstrom before me on:
13th 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
Loan No: 1404703805 T.S. No.: CDS18-10069

Reference is made to that certain deed made by, Clarence H. Young, and Virginia M. Young, as Tenants by the Entirety as Grantor to Fidelity National Title Insurance Co., as trustee, in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Bank of America, N.A., as Beneficiary, dated 10/21/2009, recorded 11/9/2009, in official records of Klamath County, Oregon as Instrument No. 2009-014380, covering the following described real property situated in said County and State, to-wit: APN: R317918, R317909, R318640 LOTS 31, 32 AND 33: IN BLOCK 3, MOUNTAIN LAKES HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON Property Commonly known as: 30828 Cascade Way Klamath Falls, OR 97601 The undersigned trustee disclaims any liability for any incorrectness of the above street or other common designation.

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

Payments Due Through 01/29/2019	\$ 86,037.44
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TOTAL FORECLOSURE COST: \$ 4,508.12
TOTAL REQUIRED TO REINSTATE: \$111,807.04

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By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$163,826.50 together with interest thereon at the rate of 5.375 % per annum from 8/1/2012 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust.

WHEREFORE, notice hereby is given that Tony Kullen OSBA#090218, the undersigned trustee, will on 6/11/2019 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at On the Main Street entrance steps to the Klamath County Circuit Court, 316 Main St, Klamath Falls, Oregon 97601 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 had or had power to convey at the time of the execution by him of the 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 that rights exists under O.R.S. 86.778 at any time prior to 5 days before the date last set for sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), and by curing any other default complained of in the notice of default, that is capable of being cured by tendering the performance required under the obligation of the Trust Deed, and in addition to paying said sums or tendering 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 and attorney's fees not exceeding the amounts provided by said O.R.S. 86.778. It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's check or certified check. The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

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. The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of the monies paid to the Trustee, and the successful bidder shall have no further recourse. Without limiting the trustee's disclaimer of representation 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: 1/29/2019 Tony Kullen OSBA#090218 Tony Kullen, Esq, Trustee 121 SW Morrison, Suite 1100, Portland, Oregon 97204. Direct Inquires to: Commercial Default Services 4665 MacArthur Court, Suite 200 Newport beach, CA 92660 (949)258-8960 #18774 February 15, 22, March 01, 08, 2019.

Affidavit of Service/Posting

Trustee's Notice of Sale Upon Occupant; Notice to Tenants; Notice- Danger of Losing
Property; Debt Validation Notice

Case Number: CDS18-10069

Grantor:

**CLARENCE H. YOUNG, AND VIRGINIA M. YOUNG, AS TENANTS BY THE
ENTIRETY**

For:

Attn: POSTINGS
STOX Posting & Publishing, LLC
2030 EAST 4TH STREET
SUITE 230 B
SANTA ANA, CA 92705

Received by MALSTROM'S PROCESS SERVING CO. on the 5th day of February, 2019 at 10:17 am to be served
on **CLARENCE H. YOUNG, AND VIRGINIA M. YOUNG, AS TENANTS BY THE ENTIRETY and/or ALL
OCCUPANTS, 30828 CASCADE WAY, KLAMATH FALLS, OR 97601.**

I, Ron Miller, Process Server, being duly sworn, depose and say that on the **7th day of February, 2019 at 3:25 pm,**
I:

made service of the attached Trustee's Notice of Sale Upon Occupant; Notice to Tenants; Notice- Danger of Losing
Property; Debt Validation Notice upon the individuals and/or entities named below by delivering a copy of the
aforementioned documents upon an OCCUPANT at the following "**Property Address**":

30828 CASCADE WAY, KLAMATH FALLS, OR 97601

As follows:

I attempted personal service at the Property Address on **2/7/2019 at 3:25 pm** and on this attempt I received no
answer from any occupant(s) at this address. I then POSTED such true copy conspicuously to the main entrance
pursuant to ORS 86.774 (1)(b)(A).

On **2/11/2019 AT 2:30 PM**, I returned to the Property Address and, again, received no answer from any occupant(s)
at this address. At that time, I POSTED another true copy conspicuously to the main entrance of the premises
pursuant to ORS 86.774 (1)(b)(B).

On **2/15/2019 AT 2:05 PM** I returned to the Property Address for the third time and Again received no answer from
any occupant(s). At that time I POSTED another true copy conspicuously to the main entrance of the premises.
This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.774 (1)(b)(C).

The effective date of service upon an occupant at the Property Address is **2/7/2019** as calculated pursuant to ORS
86.774(1)(c).

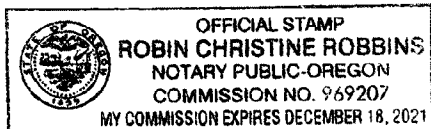
CERTIFICATION OF MAILING: I certify that on **2/16/2019** a true copy of Trustee's Notice of Sale Upon Occupant;
Notice to Tenants; Notice- Danger of Losing Property; Debt Validation Notice and a statement regarding service
were mailed addressed to "OCCUPANTS" at 30828 CASCADE WAY, KLAMATH FALLS, OR 97601 by First Class
Mail postage paid.

Affidavit of Service/Posting For CDS18-10069

I declare I am a resident of the State of Oregon. I am a competent person 18 years of age or older and not a party to or attorney in this proceeding. I certify that the person, firm, or corporation served is the identical one named in this action. I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

Subscribed and Sworn to before me on the 20th day
of Feb, 2019 by the affiant who is
personally known to me.

Ron Miller
NOTARY PUBLIC- State of Oregon
County of Douglas



Ron Miller

Ron Miller, Process Server

Date: 2-20-19

MALSTROM'S PROCESS SERVING CO.
155 Culver Lane S
Salem, OR 97302
(503) 585-0234

Our Job Serial Number: ONE-2019000609
Ref: 916361