

After Recording Return To:
Ben Freudenberg, Attorney at Law
Davis, Freudenberg, Day & Driver
600 N.W. 5th Street
Grants Pass OR 97526

2020-001734

Klamath County, Oregon

02/12/2020 10:45:01 AM

Fee: \$102.00

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Jackson)

I, Ben Freudenberg, being first duly sworn, depose and say and certify 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 (18) years and not the beneficiary or his successor in interest named in the attached original Amended Notice of Sale, marked Exhibit "A", given under the terms of that certain Trust Deed described in said Notice.

I gave notice of the sale of the real property described in the attached Amended Notice of Sale, by mailing a copy thereof by both First Class and Certified Mail with Return Receipt Requested to the following named person (or their legal representatives, where so indicted) at the respective last known address on February 11, 2020, to-wit:

<u>NAME</u>	<u>ADDRESS</u>
Kyrin R. Greenwood	510 Miller Island Rd, Klamath Falls, OR 97603
Southern Oregon Credit Services	PO Box 4070, Medford, OR 97501;
General Credit Service, Inc	PO Box 8, Medford, OR 97501;
Carter Jones Collection Service	1143 Pine St., Klamath Falls, OR 97601;
Wanda C. Wright	20596 Keno Worden, Klamath Falls, OR 97601;
Credit International Corporation	PO Box 1268, Bothell, WA 98041;
State of Oregon c/o Klamath County Court	316 Main Street, Klamath Falls, OR 97601;

NAME

Gorilla Capital

ADDRESS

1341 High Street, Eugene, OR 97401

Randolph R. Rivette, Trustee,
Randy R. Rivette Trust2701 Firedland Church Rd., Winston-Salem,
NC 27107

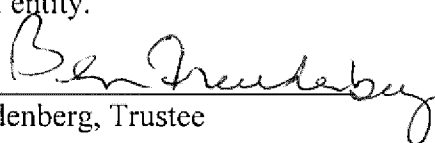
Randolph R. Rivette

2701 Firedland Church Rd., Winston-Salem,
NC 27107

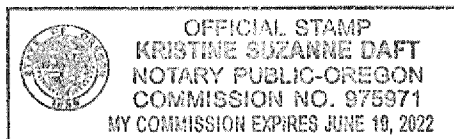
Said persons include (a) the Grantor in the Trust Deed, (b) any successor in interest to the Grantor whose interest appears of record or of whose interest the Trustee or the Beneficiary has actual notice, (d) any person, including the Department of Revenue or any other state agency, having a lien or 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 86.764.

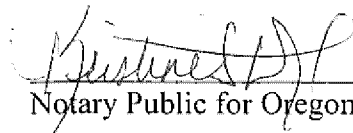
Each of the Notices so mailed was certified to be a true copy of the original Amended Notice of Sale by Ben Freudenberg, the Successor Trustee named in said Notice; each said copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Grants Pass, Oregon, on the dates herein above indicated. With respect to each person listed above, one such Amended Notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such Amended Notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said Amended Notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded.

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


Ben Freudenberg, Trustee

SUBSCRIBED AND SWORN to before me on February 12, 2020.




Notary Public for Oregon

AMENDED TRUSTEE'S NOTICE OF SALE

This is an Amended Trustee's Notice of Sale given under ORS 86.782(12)(a). Grantor Kyrin R. Greenwood filed bankruptcy on November 20, 2019, under case 19-63512-tmr13, United States Bankruptcy Court, District of Oregon.

The original sale proceedings were stayed.

An order granting relief from stay was filed on February 4, 2020, and the stay terminated on that date.

NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the Beneficiary has elected to foreclose the trust deed pursuant to ORS 86.726 through ORS 86.815. The information required by ORS 86.771 is as follows:

1. **Grantor:** Kyrin R. Greenwood
Trustee: First American Title Company
Successor Trustee: Ben Freudenberg;
Beneficiary: Robert Burstein, an individual and as Trustee of the Robert Burstein Retirement Plan
2. The Property covered by the trust deed is that property in Klamath County, Oregon described as follows: .

A tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 659.4 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 659.4 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Government Lot 1 in the NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE1/4 NW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 281.22 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 282.99 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Miller Island Road.

3. The trust deed is dated July 24, 2012, and was recorded on July 31, 2012 as Document No. 2012-008387 in the Official Records of Klamath County, Oregon.
4. The defaults for which foreclosure is made is failure to pay or perform the following:
 - 4.1. Grantor's failure to pay monthly payments; and
 - 4.2. Grantor's failure to pay late charges.
5. The sum owing on the obligation secured by the trust deed is \$107,219.39 together with interest thereon at the rate of ten percent (10 %) per annum from April 20, 2018, until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said trust deed.

6. The Beneficiary has and does elect to sell the property to satisfy the obligation. A notice of default was recorded on July 8, 2019, as Document No. 2019-007648 Official Records of Klamath County, Oregon.

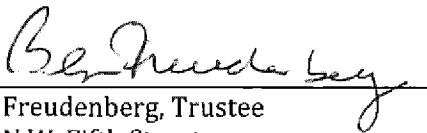
7. The property will be sold in the manner prescribed by law on **March 5, 2020**, at the hour of **11:30 a.m.** in accordance with the standard of time established by Section 187.110, Oregon Revised Statutes on the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in the 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.

9 Interested persons are notified of the right under ORS 86.778 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the Trustee conducts the sale.

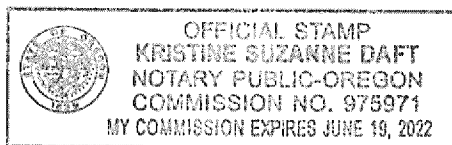
This communication is an attempt to collect a debt and any information obtained will be used for that purpose.

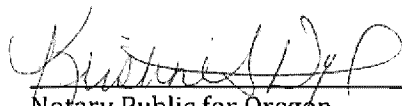
DATED: February 11, 2020.


Ben Freudenberg, Trustee
600 N.W. Fifth Street
Grants Pass OR 97526
(541) 476-6627 phone; (541) 476-7048 fax

STATE OF OREGON)
) ss.
County of Josephine)

The foregoing instrument was acknowledged before me on February 11, 2020, by Ben Freudenberg as Trustee.




Notary Public for Oregon
My Commission expires: June 19, 2022

I, the undersigned, certify that I am the successor trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Ben Freudenberg, Trustee