

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

2020-004544

Klamath County, Oregon



00257562202000045440050052

04/09/2020 09:22:42 AM

Fee: \$102.00

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

Trust Deed from Shaun Wolter to Robert A. Monet

TO

Scott D. MacArthur, Successor Trustee

Robert Monet, Beneficiary

After recording return to: Successor trustee
Scott D. MacArthur,
125 S. 6th Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.

I, Scott D. MacArthur, 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 years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale 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 of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, together with Important Notice Regarding Alternatives to Foreclosure and Notice to Tenants where applicable, to-wit:

Shaun Wolter, P.O. Box 201, LaPine, OR 97739
Shaun Wolter, P.O. Box 201, Crescent, OR 97733

Default
Default

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, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

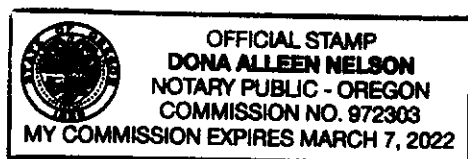
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on December 23, 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 proper form to request and obtain a return receipt and postage thereon in the amount sufficient to

accomplish the same. Each of said 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.

Scott D. MacArthur
Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 8th day of April, 2020, by Scott D. MacArthur.



Dona Alleen Nelson
Notary Public for Oregon
My commission expires 3-7-2022

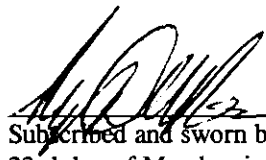
**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

I, Stephen Rosen, Director Revenue & Business Operations, 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#19400 NOTICE OF DEFAULT MONET/WALTER FORECLOSURE a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

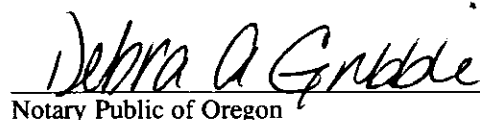
Insertion(s) in the following issues:

02/27/2020 03/05/2020 03/12/2020 03/19/2020

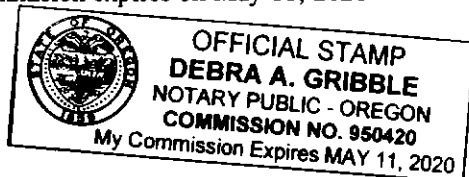
Total Cost: \$1943.48



Subscribed and sworn by Stephen Rosen before me on:
23rd day of March in the year of 2020



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



NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that SHAUN WOLTER, is the grantor, and, AMERITITLE, INC, an Oregon Corporation, is the trustee, and ROBERT MONET, is the beneficiary under that certain trust deed June 4, 2013, and recorded on June 12, 2013, as Instrument No 2013 at page 006831 of the Mortgage (Microfilm) Records of Klamath County, Oregon

Lot, Block 22, THIRD ADDITION TO RIVER PINES ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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 Section 86.735(3) of Oregon Revised Statutes. The Default for which the foreclosure is made is grantor's failure to pay when due the following sums

Failure to make monthly payments in the amount of \$335.00 per month from February 1, 2014 through the present.

Failure to pay the real property taxes owing for the tax year 2015-2016 in the amount of \$1,333.70, plus interest.

Failure to pay the real property taxes owing for the tax year 2016-2017 in the amount of \$1,369.60, plus interest.

Failure to pay the real property taxes owing for the tax year 2017-2018 in the amount of \$1,405.86, plus interest.

Failure to pay the real property taxes owing for the tax year 2018-2019 in the amount of \$1,440.51, plus interest.

Failure to pay the real property taxes owing for the tax year 2019-2020 in the amount of \$1,481.65, plus interest.

in the amount of \$335.00 per month from February 1, 2014 through the present.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$28,887.81 as of February 1, 2014 plus interest and costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 30, 2020 at the hour of 11:00 a.m. standard time, as established by Section 187.110, Oregon Revised Statutes, at 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in said described real property which the grantors had or had power to convey at the time of the execution by him of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses 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 any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than 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 obligation 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 and attorney's fees not exceeding the amounts provided by said Section 86.763 of Oregon Revised Statutes.

NOTICE TO POTENTIAL PURCHASERS

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 TENANTS

If you are a tenant of this property, foreclosure could effect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement. If you do not have a fixed term lease, the purchaser may require you to move out after giving you a 30 day notice on or after the date of the sale. If you have a fixed term lease, you may be entitled to receive after the date of sale a 60 day a 30 day or 60 day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. **The date that is 30 days before the date of the sale is March 30, 2020.** The name of the trustee and the trustee's mailing address are listed on this notice. Federal law may grant you additional rights including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law, toward your current obligations under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so. If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. The Oregon State Bar attorney meet federal poverty guidelines, you may be eligible for free legal assistance. Legal Aid may be reached at (800)480-9160. notice of the purchaser's requirement that you move out. To be entitled to You have the right to apply your security deposit and any prepaid rent referral service may be reached at (800)452-7836. If you have a low income and

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. The Fair Debt Collection Practices 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: February 27, 2020

/s/ Scott D. MacArthur, Successor Trustee
125 S. 6th Street, Klamath Falls, OR 97601
#19400 February 27, March 5, 12, 19

KLAMATH COUNTY SHERIFF'S OFFICE
RETURN OF SERVICE

State of Oregon
County of Klamath

Court Case No.
Sheriff's Case No. **A20200616**

Received for Service 1/8/2020

I hereby certify that I received for service on
WOLTER, SHAWN
the within:

NOTICE OF DEFAULT AND ELECTION TO SELL

WOLTER, SHAWN
was served by posting true copies of the above listed process at
the main entrance of the dwelling located at
1919 LOYCE CT
LAPINE, OR 97739
on 1/22/2020 at 08:20 hours.

All search and service was made within Klamath County, State of Oregon.

Chris Kaber, Sheriff
Klamath County, Oregon

By /s/ Doren Frank

Copy to: