

Starla Hulbert and Bill Hulbert

As Grantor

Tyson L. Calvert, Esq., Trustee

As Trustee

After recording return to:

Tyson L. Calvert, Esq., Trustee
1300 SW 5th Avenue, Suite 3400
Portland, OR 97201

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE, TRUSTEE'S NOTICE OF SALE,
And
NOTICE Re: DANGER OF LOSING YOUR PROPERTY pursuant to ORS 86.756
and
NOTICE TO RESIDENTIAL TENANTS pursuant to ORS 86.771**

STATE OF OREGON, County of Multnomah) ss:

I, Krystal Kusch, 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 trustee's 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 Trustee's Notice of Sale (including the Federal Fair Debt Act notice, Notice to Residential Tenants, Notice of Danger of Losing Your Property and free legal assistance) in the forms specified in ORS 86.756, and in ORS 86.771, by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to wit:

Bill Hulbert
3315 Washburn Way
Klamath Falls, OR 97603

Occupants
3315 Washburn Way
Klamath Falls, OR 97603

Starla Hulbert
3315 Washburn Way
Klamath Falls, OR 97603

Occupants
3355 Washburn Way
Klamath Falls, OR 97603

Bill Hulbert
3355 Washburn Way
Klamath Falls, OR 97603

Starla Hulbert
11325 Horizon St
Midland, OR 97634

Starla Hulbert
3355 Washburn Way
Klamath Falls, OR 97603

Bill Hulbert
11325 Horizon St
Midland, OR 97634

Starla Hulbert
PO Box 1123
Midland, OR 97634

Bill Hulbert
PO Box 1123
Midland, OR 97634

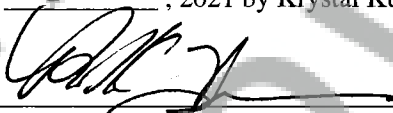
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 86.806.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by M. Luoto, 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 Portland, Oregon, on September 20, 2021. With respect to each person listed above, one such notice was mailed by certified mail 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.

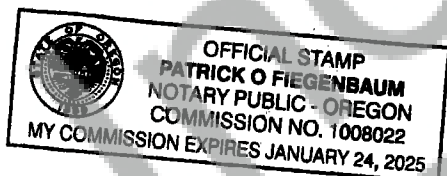


Krystal Kusch

Subscribed and sworn to before me on September 20, 2021 by Krystal Kusch.



Notary Public for Oregon
Commission expires: 1-24-25



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Bill Hulbert and Starla Hulbert, each as to an undivided ½ interest, as tenants in common, as the grantors, and Brad Williams c/o UPF Incorporated, a Washington corporation, as the trustee, and Sterling Savings Bank as the beneficiary under that certain trust deed dated December 27, 2006 and recorded on December 28, 2006 as No. 2006-025460 of the Mortgage Records of Klamath County, Oregon, the beneficial interest thereafter being assigned to 366 Development, LLC, by instrument recorded August 10, 2021, as No. 2021-012249, covering the following described real property situated in the above-mentioned county and state, to-wit:

The North 198 feet of the South 398 feet of the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed to State of Oregon by Deed recorded February 2, 1966 in Volume M66, page 938, Microfilm Records of Klamath County, Oregon.

(The title company advises the property address is 3355 Washburn Way, Klamath Falls, Oregon and 3315 Washburn Way, Klamath Falls, 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 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: As of September 7, 2021, the principal balance of \$487,289.92, plus accrued interest of \$6,842.36, plus late charges of \$24,364.50, plus fees and costs added per loan documents in the amount of \$21,408.39, for a total of \$539,905.17, plus attorney's fees and costs to be determined, plus that portion of real property taxes now due for 2020-21 in the amount of \$5,830.06 plus interest.

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: As of September 7, 2021, the principal sum of \$487,289.92 plus all interest, late charges and other fees; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

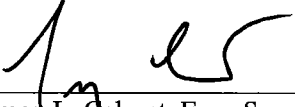
WHEREFORE, notice hereby is given that the undersigned trustee will on **January 28, 2022**, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at **front steps of the Klamath County courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon**, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than 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 ORS 86.778. In construing this notice, 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.

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.

The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED September 13, 2021.



Tyson L. Calvert, Esq., Successor Trustee
Lindsay Hart, LLP
1300 SW 5th Avenue, Suite 3400
Portland, OR 97201
For additional information call (503) 226-7677
TS #85821-0001

State of Oregon, County of Clackamas) ss:

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

For said Trustee

**FEDERAL FAIR DEBT COLLECTION PRACTICES ACT
NOTICE**

This is an attempt to collect a debt and any information obtained will be used for that purpose. If you are the person who signed the Note/Loan Agreement referred to in the Trust Deed, you owe the beneficiary the amount stated in the attached Notice of Default or Notice of Trustee's Sale.

If you are the person who signed the Note/Loan Agreement referred to in the Trust Deed, you are hereby notified that unless you notify this office in writing within thirty (30) days after the receipt of this notice that the validity of this debt, or any portion of it, is disputed, we will assume it to be valid. If you send us written notice that you dispute this debt, or any portion thereof, within 30 days after receipt of this notice, we will obtain verification of the debt, or a copy of the judgment against you, and send you a copy of the verification or judgment. Also, upon your written request within 30 days after receipt of this notice, we will provide you with the name and address of the original creditor if different from the creditor listed.

Written requests should be addressed to:

Tyson L. Calvert
Attorney at Law
Lindsay Hart, LLP
1300 SW 5th Avenue, Suite 3400
Portland, OR 97201

**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 3355 Washburn Way, Klamath Falls, Oregon and 3315 Washburn Way, Klamath Falls, Oregon 97603.

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 September 7, 2021 to bring your mortgage loan current was \$539,905.17. 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 Tyson L. Calvert, (503) 226-7677 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:

366 Development LLC
2148 Jimmy durante Blvd., Suite B
Del Mar, CA 92014

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

Date and time: January 28, 2022 at 11:00 a.m.

Place: front steps of the Klamath County courthouse, 316 Main Street, in the City of Klamath Falls, Oregon

WARNING: You may get offers from people who tell you they can help you keep your property. You may get offers from people who want to buy your "redemption rights" or "all rights under ORS chapter 18." You should be careful about those offers, as a sale of your rights to a property in foreclosure may include your right to claim any surplus funds arising from the foreclosure sale. Make sure you understand any papers you are asked to sign.

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 any time before the sale.
3. You can call Charles Monts of 366 Development LLC at 858-221-9329 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.

If you have any questions, talk to a lawyer or one of the organizations mentioned before signing.

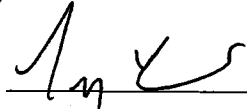
There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at **1-855-480-1950**. You may also wish to talk 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. 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>.

Veterans Resource Disclosure: If the recipient of this notice is a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service officer and community action agency may be obtained by calling a 2-1-1 information service.

DATED: September 13, 2021.

Trustee name: Tyson L. Calvert

Trustee signature: _____



Trustee telephone number: (503) 226-7677

The Trustee is required to give you the following "Notice to Residential Tenants," which was written by the Oregon Legislature. The Trustee cannot give you legal advice regarding these matters. If you have questions, you should consult with your own legal advisor.

NOTICE TO RESIDENTIAL TENANTS:

Property address: 3355 Washburn Way, Klamath Falls, Oregon and 3315 Washburn Way, Klamath Falls, Oregon 97603

The property in which you are now living is in foreclosure. A foreclosure sale is scheduled for January 28, 2022. 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 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 or at the end of your fixed term lease. 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.

Trustee: Tyson L. Calvert, Attorney at Law
Lindsay Hart, LLP
1300 SW 5th Avenue, Suite 3400
Portland, OR 97201 Ph: (503) 226-7677

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

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

Grants Pass: (541) 476-1058
Woodburn: 1-800-973-9003
Hillsboro: 1-877-726-4381

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/public/ris/ris.html#referral>

and information on federal loan modification programs at:
<http://www.makinghomeaffordable.gov/>

Affidavit of Posting/Service

Case Number: _____

Beneficiary: **STERLING SAVINGS BANK**
vs.
Grantor: **BILL HULBERT AND STARLA HULBERT AND ALL OTHER OCCUPANTS**

Service Documents:
TRUSTEE'S NOTICE OF SALE, NOTICE
OF DANGER OF LOSING PROPERTY,
AND NOTICE TO TENANTS

For: LINDSAY HART, LLP

Received by BARRISTER SUPPORT SERVICE, INC. on the 17th day of September, 2021 at 3:14 pm to be served on **BILL HULBERT, STARLA HULBERT AND ALL OTHER OCCUPANTS, 3315 WASHBURN WAY, KLAMATH FALLS, OR 97603**. I, BON Miller, being duly sworn, depose and say that on the 28th day of Sept, 2021 at 4:25 p.m., executed service by delivering a true copy of the TRUSTEE'S NOTICE OF SALE, NOTICE OF DANGER OF LOSING PROPERTY, AND NOTICE TO TENANTS in accordance with state statutes in the manner marked below:

() INDIVIDUAL SERVICE: Served the within-named person personally.

() SUBSTITUE SERVICE: By serving _____, a person 14 years of age or older who resides at the residence of the Defendant.

() OFFICE SERVICE: By serving _____ as _____, the person apparently in charge of the office in which the Defendant maintains for the conduct of business.

() POSTING SERVICE: Posting the documents in a secure manner to the main entrance or (closest too) in a conspicuous location of the premises in question. In accordance with State Statutes.

☒ TRUSTEE'S NOTICE OF SALE SERVICE:
1st Attempt: (date) 9/19/21 (time) 6:10 AM / PM Posted / Served (circle one):
(person served)

2nd Attempt: (date) 9/23/21 (time) 6:00 AM / PM Posted / Served (circle one):
(person served)

3rd Attempt: (date) 9/28/21 (time) 4:25 AM / PM Posted / Served (circle one):
(person served)

A copy of the documents along with a statement of the date, time, and manner of service was mailed by first class mail addressed to "OCCUPANTS" on (date) 9/30/2021

() OTHER SERVICE: As described in the Comments below by serving _____ as _____

() ALTERNATE SERVICE ADDRESS: _____

() CERTIFICATION OF MAILING: A Sub Service mailing was completed by mailing copy of the documents along with a statement of the date, time, and manner of service via by First Class mail postage prepaid on (date) _____

() NON-SERVED: I was unable to effect service detailed in the comments below.

COMMENTS: _____

Age _____ Sex M F Race _____ Height _____ Weight _____ Hair _____ Glasses _____



Affidavit of Posting/Service For

Y N

I declare under penalty of perjury that I am a resident of the State of service. I am a competent person 18 years of age or older and not a party to or attorney in this proceeding and am authorized to serve the process described herein. I certify that the person, firm, or corporation served is the identical one named in this action. I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise.

Subscribed and Sworn to before me on the 1st
day of October 2021 by the affiant who
is personally known to me.

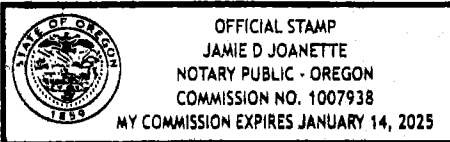
Jamie D Joannette
NOTARY PUBLIC - Oregon
Douglas Co.

Don Mh

PROCESS SERVER #
Appointed in accordance with State Statutes

BARRISTER SUPPORT SERVICE, INC.
11349 SW 60th Ave.
Portland, OR 97219-6754
(503) 246-8934

Our Job Serial Number: 2021004242
Ref: 85821-0001



Affidavit of Posting/Service

Case Number: _____

Beneficiary: **STERLING SAVINGS BANK**
vs.
Grantor: **BILL HULBERT AND STARLA HULBERT AND ALL OTHER OCCUPANTS**

Service Documents:
TRUSTEE'S NOTICE OF SALE, NOTICE
OF DANGER OF LOSING PROPERTY,
AND NOTICE TO TENANTS

For: LINDSAY HART, LLP

Received by BARRISTER SUPPORT SERVICE, INC. on the 17th day of September, 2021 at 3:14 pm to be served on **BILL HULBERT, STARLA HULBERT AND ALL OTHER OCCUPANTS, 3355 WASHBURN WAY, KLAMATH FALLS, OR 97603**. I, Ron Miller, being duly sworn, depose and say that on the 28th day of Sept, 2021 at 4:30 PM executed service by delivering a true copy of the TRUSTEE'S NOTICE OF SALE, NOTICE OF DANGER OF LOSING PROPERTY, AND NOTICE TO TENANTS in accordance with state statutes in the manner marked below:

() INDIVIDUAL SERVICE: Served the within-named person personally.

() SUBSTITUTE SERVICE: By serving _____, a person 14 years of age or older who resides at the residence of the Defendant.

() OFFICE SERVICE: By serving _____ as _____, the person apparently in charge of the office in which the Defendant maintains for the conduct of business.

() POSTING SERVICE: Posting the documents in a secure manner to the main entrance or (closest too) in a conspicuous location of the premises in question. In accordance with State Statutes.

(X) TRUSTEE'S NOTICE OF SALE SERVICE:

1st Attempt: (date) 9/19/21 (time) 6:13 AM / PM Posted / Served (circle one):
(person served)

2nd Attempt: (date) 9/23/21 (time) 6:04 AM / PM Posted / Served (circle one):
(person served)

3rd Attempt: (date) 9/28/21 (time) 4:30 AM / PM Posted / Served (circle one):
(person served)

A copy of the documents along with a statement of the date, time, and manner of service was mailed by first class mail addressed to "OCCUPANTS" on (date) 9/30/2021.

() OTHER SERVICE: As described in the Comments below by serving _____ as _____

() ALTERNATE SERVICE ADDRESS: _____

() CERTIFICATION OF MAILING: A Sub Service mailing was completed by mailing copy of the documents along with a statement of the date, time, and manner of service via by First Class mail postage prepaid on (date) _____.

() NON-SERVED: I was unable to effect service detailed in the comments below.

COMMENTS: _____

Age _____ Sex M F Race _____ Height _____ Weight _____ Hair _____ Glasses _____



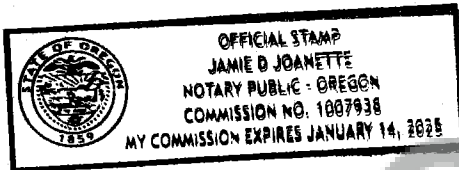
Affidavit of Posting/Service For

Y N

I declare under penalty of perjury that I am a resident of the State of service. I am a competent person 18 years of age or older and not a party to or attorney in this proceeding and am authorized to serve the process described herein. I certify that the person, firm, or corporation served is the identical one named in this action. I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise.

Subscribed and Sworn to before me on the 1st
day of October 2001 by the affiant who
is personally known to me.

Jamie D Joannette
NOTARY PUBLIC - Oregon
Douglas Co.



Ron Nith

PROCESS SERVER #
Appointed in accordance with State Statutes

BARRISTER SUPPORT SERVICE, INC.
11349 SW 60th Ave.
Portland, OR 97219-6754
(503) 246-8934

Our Job Serial Number: 2021004244
Ref: 85821-0001

Unofficial Copy

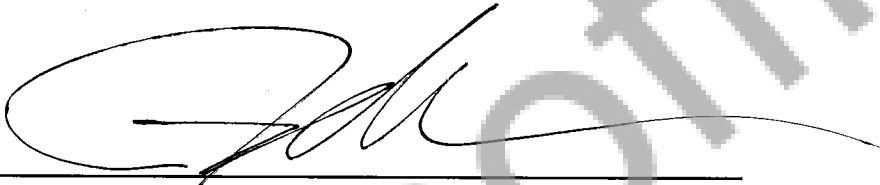
**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

I, Joe Hudon, Advertising Director 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 97601 in the aforesaid county and state: that I know from my personal knowledge that the Legal # 20253 #20253 - Trustee's Sale - 2021-012249

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: 11/17/21, 11/24/21, 12/01/21, 12/08/21

Total Cost: \$1,266.68

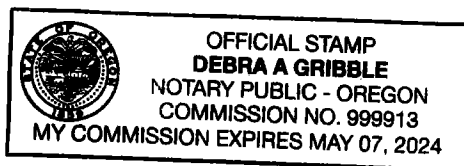


Subscribed and sworn by Joe Hudon before me on:
On 8th day of December, in the year of 2021



Notary Public of Oregon

My commission expires May 7, 2024



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Bill Hulbert and Starla Hulbert, each as to an undivided $\frac{1}{2}$ interest, as tenants in common, as the grantors, and Brad Williams c/o UPF Incorporated, a Washington corporation, as the trustee, and Sterling Savings Bank as the beneficiary under that certain trust deed dated December 27, 2006 and recorded on December 28, 2006 as No. 2006-025460 of the Mortgage Records of Klamath County, Oregon, the beneficial interest thereafter being assigned to 366 Development, LLC, by instrument recorded August 10, 2021, as No. 2021-012249, covering the following described real property situated in the above-mentioned county and state, to-wit: The North 198 feet of the South 398 feet of the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian. EXCEPTING THEREFROM that portion conveyed to State of Oregon by Deed recorded February 2, 1966 in Volume M66, page 938, Microfilm Records of Klamath County, Oregon. (The title company advises the property address is 3355 Washburn Way, Klamath Falls, Oregon and 3315 Washburn Way, Klamath Falls, 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 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: As of September 7, 2021, the principal balance of \$487,289.92, plus accrued interest of \$6,842.36, plus late charges of \$24,364.50, plus fees and costs added per loan documents in the amount of \$21,408.39, for a total of \$539,905.17, plus attorney's fees and costs to be determined, plus that portion of real property taxes now due for 2020-21 in the amount of \$5,830.06 plus interest. 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: As of September 7, 2021, the principal sum of \$487,289.92 plus all interest, late charges and other fees; plus any sums advanced by the beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default. WHEREFORE, notice hereby is given that the undersigned trustee will on **January 28, 2022**, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at front steps of the Klamath County courthouse, 316 Main 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 the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than 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 ORS 86.778. In construing this notice, 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. 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. The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose. DATED September 13, 2021. /s/ Tyson L. Calvert, Esq., Successor Trustee, Lindsay Hart, LLP, 1300 SW 5th Avenue, Suite 3400, Portland, OR 97201. For additional information call (503) 226-7677. TS #85821-0001

#20253 November 17, 24, December 1, 8, 2021