

**2022-014503**

Klamath County, Oregon

12/23/2022 08:33:01 AM

Fee: \$322.00

**RECORDING COVER SHEET  
FOR NOTICE OF SALE PROOF**

**OF COMPLIANCE, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE  
PERSON PRESENTING THE ATTACHED  
INSTRUMENT FOR RECORDING. ANY ERRORS IN  
THIS COVER SHEET DO NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT  
ITSELF.

**AFTER RECORDING RETURN  
CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204**

*This Space For County Recording Use Only*

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**TRANSACTION INCLUDES:**

AFFIDAVIT OF MAILING NOTICE OF SALE

AFFIDAVIT OF PUBLICATION NOTICE OF SALE

PROOF OF SERVICE

AFFIDAVIT OF COMPLIANCE

***Original Grantor on Trust Deed***

RAYMOND D. CLINTON UNMARRIED

***Beneficiary***

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST

***Deed of Trust Instrument Number:***

Instrument #: 2008-015355

***Trustee***

CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204

TS Number: 094909-OR



**AFFIDAVIT OF MAILING**

T.S. NO.: 094909-OR

State: OR

STATE OF GEORGIA  
COUNTY OF FULTON } SS

I, Slade Mitchell, certify as follows:

I am not a party to the action and at all time herein mentioned a citizen of the United States, over the age of eighteen years employed by Aldridge Pite, LLP, and a resident of the State of Georgia:

That on 9/6/2022, I deposited in the United States Mail copies of the attached Oregon Notice of Default and Sale Homeowner, in separate, sealed envelopes, First Class, Certified Electronic RR, postage prepaid, addressed respectively as follows:

**SEE ATTACHED – Oregon Notice of Default and Sale Homeowner**

I certify under penalty of perjury under the laws of the State of Georgia that the foregoing is true and correct.

Executed on 9-6-2022 in Atlanta, Georgia.

Slade Mitchell  
Affiant: Slade Mitchell Mail Clerk

Signed, sealed and delivered this 6 day of September, 2022 in the presence of:

Anna Dorian

Witness

Anna Dorian

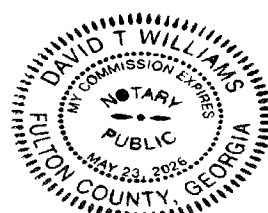
Print Witness Name

David T. Williams

Notary Public DAVID T. WILLIAMS

My Commission Expires:

NOTARY SEAL



BUSINESS ADDRESS OF AFFIANT: 3575 Piedmont Road, Suite 500, Atlanta, GA 30305

CRCAFFOM 12222015  
PHH Mortgage - Reverse

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## TRUSTEE'S NOTICE OF SALE

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TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

Reference is made to that certain trust deed (the "Deed of Trust") executed by RAYMOND D. CLINTON UNMARRIED, as Grantor, to AMERTITLE, as Trustee, in favor of EAGLE HOME MORTGAGE, LLC, as Beneficiary, dated 11/7/2008, recorded 11/13/2008, as Instrument No. 2008-015355, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**A PARCEL OF LAND SITUATE IN THE NW1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 54' 58" EAST ALONG THE NORTH LINE OF SAID SECTION 3, 110.06 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 26° 48' 02" EAST 33.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD MIDLAND ROAD WITH THE EASTERLY RIGHT OF WAY OF K.I.D. C-4 LATERAL; THENCE CONTINUING SOUTH 26° 48' 02" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CANAL, 308.56 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF A 99.56 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.38 FEET (LONG CHORD SOUTH 50° 13' 02" EAST, 79.13 FEET); THENCE CONTINUING ALONG SAID CANAL RIGHT OF WAY LINE SOUTH 73° 38' 02" EAST, 18.14 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY LINE NORTH 00° 05' 02" WEST, 331.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD MIDLAND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89° 54' 58" WEST 216.86 FEET TO THE POINT OF BEGINNING.**

**APN: 4009-00300-00900**

Commonly known as:  
**2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603**

The current beneficiary is:  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST**

Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is caused by the death of the borrower.

***TOTAL REQUIRED TO PAYOFF:                      \$231,939.24***

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$137,165.92 together with interest thereon in the total amount of \$56,743.68, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on **1/5/2023**, at the hour of **10:00 AM**, standard time, as established by ORS 187.110, **ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale.

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.

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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: 8/18/2022

**CLEAR RECON CORP**  
**111 SW Columbia Street #950**  
**Portland, OR 97201**  
**Phone: 858-750-7777**  
**866-931-0036**

By:   
Name: Hamsa Uchi  
**Authorized Signatory of Trustee**

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

## NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for **1/5/2023 at ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601 at 10:00 AM.** 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

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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.

Trustee: CLEAR RECON CORP  
111 SW Columbia Street #950  
Portland, OR 97201

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

Free Legal Assistance: <http://www.oregonlawcenter.org/>  
Portland (503)473-8329  
Coos Bay (800)303-3638  
Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381

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Dated: 8/18/2022

**CLEAR RECON CORP**  
**111 SW Columbia Street #950**  
**Portland, OR 97201**  
**Phone: 858-750-7777**  
**866-931-0036**

By:   
Name: Hamsa Uchi  
**Authorized Signatory of Trustee**



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### SECURITY DEPOSIT

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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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: CLEAR RECON CORP  
111 SW Columbia Street #950  
Portland, OR 97201

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

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Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381

094909-OR

**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:**

**2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 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 **8/18/2022** to bring your mortgage loan current was **\$231,939.24**. 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 **(858) 750-7777** 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:

**CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
858-750-7777**

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

Date and time: 1/5/2023 at 10:00 AM

Place: ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH  
COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR  
97601

094909-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 **PHH Mortgage Corporation** at **800-799-7724** 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.

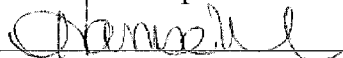
There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and phone number of an organization near you, call the statewide toll-free phone contact number at 855-480-1950. You may also wish to talk to a lawyer. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or visit its website at: [www.osbar.org](http://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>.

If you are 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.

**WARNING:** You may get offers from people saying they can help you keep your property. 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.

Dated: **8/18/2022**

Trustee name: Clear Recon Corp.

Trustee signature:  Hamsa Uchi

Trustee telephone number: 858-750-7777

Trustee Sale No.: **094909-OR**

1127897

**2022-010129**  
Klamath County, Oregon  
08/19/2022 12:24:01 PM  
Fee: \$92.00

**When recorded mail document to:**

Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
Phone: 866-931-0036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF DEFAULT AND ELECTION TO SELL**

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440  
Legal Authority: ORS 86.752, 86.771

Reference is made to that certain trust deed (the "Deed of Trust") executed by RAYMOND D. CLINTON UNMARRIED, as Grantor, to AMERTITLE, as Trustee, in favor of EAGLE HOME MORTGAGE, LLC, as Beneficiary, dated 11/7/2008, recorded 11/13/2008, as Instrument No. 2008-015355, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**A PARCEL OF LAND SITUATE IN THE NW1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 54' 58" EAST ALONG THE NORTH LINE OF SAID SECTION 3, 110.06 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 26° 48' 02" EAST 33.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD MIDLAND ROAD WITH THE EASTERLY RIGHT OF WAY OF K.I.D. C-4 LATERAL; THENCE CONTINUING SOUTH 26° 48' 02" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CANAL, 308.56 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF A 99.56 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.38 FEET (LONG CHORD SOUTH 50° 13' 02" EAST, 79.13 FEET); THENCE CONTINUING ALONG SAID CANAL RIGHT OF WAY LINE SOUTH 73° 38' 02" EAST, 18.14 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY LINE NORTH 00° 05' 02" WEST, 331.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD MIDLAND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89° 54' 58" WEST 216.86 FEET TO THE POINT OF BEGINNING.**

**APN: 4009-00300-00900**

**Commonly known as:  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603**

CRC NOD 04172014

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

**The current beneficiary is:  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR  
MORTGAGE ASSETS MANAGEMENT SERIES I TRUST**

The undersigned hereby certifies that no assignments of the Deed of Trust by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above-described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Deed of Trust, or, if such action has been instituted, the action has been dismissed, except as permitted by ORS 86.752(7), 86.010.

There is a default by grantor or other person owing an obligation, or by their successor-in-interest, the performance of which is secured by the Deed of Trust with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is caused by the death of the borrower.

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, those sums being the following: **\$231,939.24**

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the Deed of Trust by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder, for cash, the interest in the described property which grantor had, or had the power to convey, at the time grantor executed the Deed of Trust, together with any interest grantor or grantor's successor in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of **10:00 AM.**, standard time, as established by ORS 187.110, on **1/5/2023**, at the following place:

**ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT  
COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**

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 the foreclosure proceeding dismissed and the Deed of Trust 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 Deed of Trust, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with trustee's and attorneys' fees not exceeding the amounts provided by ORS 86.778.

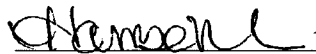
Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective 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.

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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

Dated: 8/18/2022

CLEAR RECON CORP  
Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
Phone: 858-750-7777 or 866-931-0036



Hamsa Uchi, Authorized Signatory of Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 ) ss.  
County of San Diego )

On AUG 18 2022 before me, Lorelle Aoun, Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Lorelle Aoun (Seal)



## Recipient List (addresses)

Client: PHH Mortgage - Reverse

1127897  
RAYMOND D CLINTON AKA RAYMOND CLINTON  
PO BOX 397  
MIDLAND, OR 97634  
9214890144258244316591 (Electronic Return Receipt)

1127897  
RAYMOND D CLINTON AKA RAYMOND CLINTON  
PO BOX 397  
MIDLAND, OR 97634

1127897  
RAYMOND D CLINTON AKA RAYMOND CLINTON  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603  
9214890144258244316614 (Electronic Return Receipt)

1127897  
RAYMOND D CLINTON AKA RAYMOND CLINTON  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603

1127897  
KIRK H. STROHMAN, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF  
RAYMOND D. CLINTON, DECEASED  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603  
9214890144258244316638 (Electronic Return Receipt)

1127897  
KIRK H. STROHMAN, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF  
RAYMOND D. CLINTON, DECEASED



2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603

1127897  
KIRK H. STROHMAN, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF  
RAYMOND D. CLINTON, DECEASED  
PO BOX 397  
MIDLAND, OR 97634  
9214890144258244316652 (Electronic Return Receipt)

1127897  
KIRK H. STROHMAN, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF  
RAYMOND D. CLINTON, DECEASED  
PO BOX 397  
MIDLAND, OR 97634

1127897  
KIRK H. STROHMAN, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF  
RAYMOND D. CLINTON, DECEASED  
1400 EXECUTIVE PARKWAY, SUITE 300  
EUGENE, OR 97401  
9214890144258244316676 (Electronic Return Receipt)

1127897  
KIRK H. STROHMAN, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF  
RAYMOND D. CLINTON, DECEASED  
1400 EXECUTIVE PARKWAY, SUITE 300  
EUGENE, OR 97401

1127897  
ESTATE OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603  
9214890144258244316690 (Electronic Return Receipt)

1127897  
ESTATE OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603

1127897  
ESTATE OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
PO BOX 397  
MIDLAND, OR 97634  
9214890144258244316713 (Electronic Return Receipt)

1127897  
ESTATE OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
PO BOX 397  
MIDLAND, OR 97634

1127897  
HEIRS AND DEVISEES OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
PO BOX 397  
MIDLAND, OR 97634  
9214890144258244316737 (Electronic Return Receipt)

1127897  
HEIRS AND DEVISEES OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
PO BOX 397  
MIDLAND, OR 97634

1127897  
HEIRS AND DEVISEES OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603  
9214890144258244316751 (Electronic Return Receipt)

1127897

HEIRS AND DEVISEES OF RAYMOND D CLINTON AKA RAYMOND CLINTON  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603



**AFFIDAVIT OF MAILING**

T.S. NO.: 094909-OR

State: OR

STATE OF GEORGIA  
COUNTY OF FULTON } SS

I, Slade Mitchell, certify as follows:

I am not a party to the action and at all time herein mentioned a citizen of the United States, over the age of eighteen years employed by Aldridge Pite, LLP, and a resident of the State of Georgia:

That on 9/6/2022, I deposited in the United States Mail copies of the attached Oregon Notice of Default and Sale, in separate, sealed envelopes, First Class, Certified Electronic RR, postage prepaid, addressed respectively as follows:

**SEE ATTACHED – Oregon Notice of Default and Sale**

I certify under penalty of perjury under the laws of the State of Georgia that the foregoing is true and correct.

Executed on 9-6-2022 in Atlanta, Georgia.

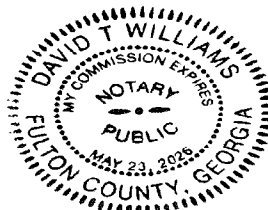
Slade Mitchell  
Affiant: Slade Mitchell Mail Clerk

Signed, sealed and delivered this 6 day of September, 2022 in the presence of:

Austin Daman  
Witness

Austin Daman  
Print Witness Name

David T. Williams  
Notary Public DAVID T. WILLIAMS  
My Commission Expires:  
NOTARY SEAL



BUSINESS ADDRESS OF AFFIANT: 3575 Piedmont Road, Suite 500, Atlanta, GA 30305

CRCAFFOM 12222015  
PHH Mortgage - Reverse

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## TRUSTEE'S NOTICE OF SALE

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TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

Reference is made to that certain trust deed (the "Deed of Trust") executed by RAYMOND D. CLINTON UNMARRIED, as Grantor, to AMERTITLE, as Trustee, in favor of EAGLE HOME MORTGAGE, LLC, as Beneficiary, dated 11/7/2008, recorded 11/13/2008, as Instrument No. 2008-015355, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**A PARCEL OF LAND SITUATE IN THE NW1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 54' 58" EAST ALONG THE NORTH LINE OF SAID SECTION 3, 110.06 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 26° 48' 02" EAST 33.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD MIDLAND ROAD WITH THE EASTERLY RIGHT OF WAY OF K.I.D. C-4 LATERAL; THENCE CONTINUING SOUTH 26° 48' 02" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CANAL, 308.56 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF A 99.56 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.38 FEET (LONG CHORD SOUTH 50° 13' 02" EAST, 79.13 FEET); THENCE CONTINUING ALONG SAID CANAL RIGHT OF WAY LINE SOUTH 73° 38' 02" EAST, 18.14 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY LINE NORTH 00° 05' 02" WEST, 331.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD MIDLAND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89° 54' 58" WEST 216.86 FEET TO THE POINT OF BEGINNING.**

**APN: 4009-00300-00900**

Commonly known as:  
**2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603**

The current beneficiary is:  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST**

Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is caused by the death of the borrower.

**TOTAL REQUIRED TO PAYOFF:                      \$231,939.24**

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$137,165.92 together with interest thereon in the total amount of \$56,743.68, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on **1/5/2023**, at the hour of **10:00 AM**, standard time, as established by ORS 187.110, **ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale.

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.

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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: 8/18/2022

**CLEAR RECON CORP**  
**111 SW Columbia Street #950**  
**Portland, OR 97201**  
**Phone: 858-750-7777**  
**866-931-0036**

By: 

Name: Hamsa Uchi

**Authorized Signatory of Trustee**

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

### NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for **1/5/2023 at ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601 at 10:00 AM.** 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

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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.

Trustee: CLEAR RECON CORP  
111 SW Columbia Street #950  
Portland, OR 97201

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

Free Legal Assistance: <http://www.oregonlawcenter.org/>  
Portland (503)473-8329  
Coos Bay (800)303-3638  
Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381



1127898

**2022-010129**

**Klamath County, Oregon**

08/19/2022 12:24:01 PM

Fee: \$92.00

**When recorded mail document to:**

Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
Phone: 866-931-0036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF DEFAULT AND ELECTION TO SELL**

TS No.: 094909-OR

Loan No.: \*\*\*\*\*1440

Legal Authority: ORS 86.752, 86.771

Reference is made to that certain trust deed (the "Deed of Trust") executed by RAYMOND D. CLINTON UNMARRIED, as Grantor, to AMERTITLE, as Trustee, in favor of EAGLE HOME MORTGAGE, LLC, as Beneficiary, dated 11/7/2008, recorded 11/13/2008, as Instrument No. 2008-015355, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

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**APN: 4009-00300-00900**

**Commonly known as:  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603**

CRC NOD 04172014

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

**The current beneficiary is:  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR  
MORTGAGE ASSETS MANAGEMENT SERIES I TRUST**

The undersigned hereby certifies that no assignments of the Deed of Trust by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above-described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Deed of Trust, or, if such action has been instituted, the action has been dismissed, except as permitted by ORS 86.752(7), 86.010.

There is a default by grantor or other person owing an obligation, or by their successor-in-interest, the performance of which is secured by the Deed of Trust with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is caused by the death of the borrower.

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, those sums being the following: **\$231,939.24**

Notice hereby is given that the beneficiary and trustee, by reason of default, have elected and do hereby elect to foreclose the Deed of Trust by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder, for cash, the interest in the described property which grantor had, or had the power to convey, at the time grantor executed the Deed of Trust, together with any interest grantor or grantor's successor in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The Sale will be held at the hour of **10:00 AM.**, standard time, as established by ORS 187.110, on **1/5/2023**, at the following place:

**ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT  
COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**

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 the foreclosure proceeding dismissed and the Deed of Trust 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 Deed of Trust, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with trustee's and attorneys' fees not exceeding the amounts provided by ORS 86.778.

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.

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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

Dated: 8/18/2022

CLEAR RECON CORP  
Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
Phone: 858-750-7777 or 866-931-0036

  
Hamsa Uchi, Authorized Signatory of Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California            )  
  ) ss.  
County of San Diego         )

On AUG 18 2022 before me, Lorelle Aoun, Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Lorelle Aoun (Seal)



## **Recipient List (addresses)**

**Client: PHH Mortgage - Reverse**

**1127898  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
451 SEVENTH STREET, S.W.  
WASHINGTON, DC 20410  
9214890144258244316775 (Electronic Return Receipt)**

**1127898  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
451 SEVENTH STREET, S.W.  
WASHINGTON, DC 20410**

**1127898  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
C/O FINANCIAL FREEDOM SENIOR FUNDING CORPORATION  
192 TECHNOLOGY PKWY, SUITE 100  
NORCROSS, GA 20410  
9214890144258244316799 (Electronic Return Receipt)**

**1127898  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
C/O FINANCIAL FREEDOM SENIOR FUNDING CORPORATION  
192 TECHNOLOGY PKWY, SUITE 100  
NORCROSS, GA 20410**

**1127898  
PROPERTY TAX DIVISION, DEFERRAL UNIT  
OREGON DEPARTMENT OF REVENUE  
PO BOX 14380  
SALEM, OR 97309-6075  
9214890144258244316812 (Electronic Return Receipt)**

**1127898**

PROPERTY TAX DIVISION, DEFERRAL UNIT  
OREGON DEPARTMENT OF REVENUE  
PO BOX 14380  
SALEM, OR 97309-6075

1127898  
KLAMATH BASIN IMPROVEMENT DISTRICT  
6640 KID LANE  
KLAMATH FALLS, OR 97603  
9214890144258244316836 (Electronic Return Receipt)

1127898  
KLAMATH BASIN IMPROVEMENT DISTRICT  
6640 KID LANE  
KLAMATH FALLS, OR 97603

1127898  
KLAMATH COUNTY  
305 MAIN STREET  
KLAMATH FALLS, OR 97603  
9214890144258244316850 (Electronic Return Receipt)

1127898  
KLAMATH COUNTY  
305 MAIN STREET  
KLAMATH FALLS, OR 97603

1127898  
Occupants/Tenants  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603  
9214890144258244316874 (Electronic Return Receipt)

1127898

Occupants/Tenants  
2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603

1127898  
OREGON HEALTH AUTHORITY

500 SUMMER ST. NE, E-20  
SALEM, OR 97301  
9214890144258244316898 (Electronic Return Receipt)

1127898  
OREGON HEALTH AUTHORITY

500 SUMMER ST. NE, E-20  
SALEM, OR 97301

1127898  
OREGON DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION  
UNIT  
PO BOX 14021  
SALEM, OR 97309  
9214890144258244316911 (Electronic Return Receipt)

1127898  
OREGON DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION  
UNIT  
PO BOX 14021  
SALEM, OR 97309

**Affidavit of Service/Posting**

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

Case Number: 094909-OR

Grantor: **RAYMOND D. CLINTON UNMARRIED**

For:

Attn: **POSTINGS**

The Stox Group- **POSTINGS**

2030 EAST 4TH STREET

SUITE 230 B

SANTA ANA, CA 92705

Received by MALSTROM'S PROCESS SERVING CO. on the 2nd day of September, 2022 at 11:38 am to be served on **RAYMOND D. CLINTON UNMARRIED and/or ALL OCCUPANTS, 2636 OLD MIDLAND ROAD, KLAMATH FALLS, OR 97603.**

I, Ron Miller, being duly sworn, depose and say that on the **3rd day of September, 2022 at 2:40 pm, I:**

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

**2636 OLD MIDLAND ROAD, KLAMATH FALLS, OR 97603**

As follows:

**PERSONALLY SERVED** a true copy of the Trustee's Notice of Sale Upon Occupant; Notice to Tenants; Notice- Danger of Losing Property on **JUSTIN CLINTON, GRANDSON / OCCUPANT** at the address stated above Pursuant to State Statutes.

At the same time and place, I **SUBSTITUTE SERVED** a true copy of the same documents on **ALL OTHER OCCUPANTS** by leaving a true copy with **JUSTIN CLINTON** who is a person over the age of 14 occupying the premises of **2636 OLD MIDLAND ROAD, KLAMATH FALLS, OR 97603 .**

**CERTIFICATION OF MAILING:** I Robin Robbins certify that on **9/6/2022** a true copy of Trustee's Notice of Sale Upon Occupant; Notice to Tenants; Notice- Danger of Losing Property and a statement regarding service were mailed by First Class Mail postage paid addressed to:

**"OCCUPANT" 2636 OLD MIDLAND ROAD, KLAMATH FALLS, OR 97603**

The effective date of service upon an occupant at the Property Address is **9/3/2022** as calculated pursuant to ORS 86.774(1)(c).



**Affidavit of Service/Posting For 094909-OR**

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.

STATE OF Oregon

County of Douglas  
Subscribed and Sworn to before me on the 6<sup>th</sup> day  
of Sept 2022 by the affiant who is  
personally known to me or has provided identification.

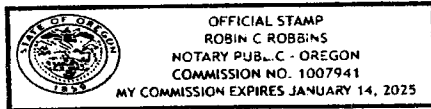
Robin C Robbins  
NOTARY PUBLIC

Ron Miller  
Process Server

Date

9/6/22  
**MALSTROM'S PROCESS SERVING CO.**  
155 Culver Lane S  
Salem, OR 97302  
(503) 585-0234

Our Job Serial Number: ONE-2022004055  
Ref: 934039





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## TRUSTEE'S NOTICE OF SALE

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TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

Reference is made to that certain trust deed (the "Deed of Trust") executed by RAYMOND D. CLINTON UNMARRIED, as Grantor, to AMERTITLE, as Trustee, in favor of EAGLE HOME MORTGAGE, LLC, as Beneficiary, dated 11/7/2008, recorded 11/13/2008, as Instrument No. 2008-015355, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon:

**A PARCEL OF LAND SITUATE IN THE NW1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 54' 58" EAST ALONG THE NORTH LINE OF SAID SECTION 3, 110.06 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 26° 48' 02" EAST 33.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD MIDLAND ROAD WITH THE EASTERLY RIGHT OF WAY OF K.I.D. C-4 LATERAL; THENCE CONTINUING SOUTH 26° 48' 02" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CANAL, 308.56 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF A 99.56 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.38 FEET (LONG CHORD SOUTH 50° 13' 02" EAST, 79.13 FEET); THENCE CONTINUING ALONG SAID CANAL RIGHT OF WAY LINE SOUTH 73° 38' 02" EAST, 18.14 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY LINE NORTH 00° 05' 02" WEST, 331.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD MIDLAND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89° 54' 58" WEST 216.86 FEET TO THE POINT OF BEGINNING.**

**APN: 4009-00300-00900**

Commonly known as:  
**2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 97603**

The current beneficiary is:  
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST**

Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is caused by the death of the borrower.

***TOTAL REQUIRED TO PAYOFF:                      \$231,939.24***

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$137,165.92 together with interest thereon in the total amount of \$56,743.68, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on **1/5/2023**, at the hour of **10:00 AM**, standard time, as established by ORS 187.110, **ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601**, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale.

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.

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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: 8/18/2022

**CLEAR RECON CORP**  
**111 SW Columbia Street #950**  
**Portland, OR 97201**  
**Phone: 858-750-7777**  
**866-931-0036**

By: 

Name: Hamsa Uchi

**Authorized Signatory of Trustee**

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

## NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for **1/5/2023 at ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601 at 10:00 AM**. 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

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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.

Trustee: CLEAR RECON CORP  
111 SW Columbia Street #950  
Portland, OR 97201

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

Free Legal Assistance: <http://www.oregonlawcenter.org/>  
Portland (503)473-8329  
Coos Bay (800)303-3638  
Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381

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## TRUSTEE'S NOTICE OF SALE

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TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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**APN: 4009-00300-00900**

Commonly known as:  
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KLAMATH FALLS, OR 97603**

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MANAGEMENT SERIES I TRUST**

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Dated: 8/18/2022

**CLEAR RECON CORP**  
**111 SW Columbia Street #950**  
**Portland, OR 97201**  
**Phone: 858-750-7777**  
**866-931-0036**

By: 

Name: Hamsa Uchi

**Authorized Signatory of Trustee**

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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- 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.

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### SECURITY DEPOSIT

TS No.: 094909-OR  
Loan No.: \*\*\*\*\*1440

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.

Trustee: CLEAR RECON CORP  
111 SW Columbia Street #950  
Portland, OR 97201

Oregon State Bar Lawyer Referral Service: (503)684-3763 or (800)452-7636  
<http://www.osbar.org>; <http://www.osbar.org/public/ris/ris.html#referral>

Oregon Law Help: <http://oregonlawhelp.org/OR/index.cfm>

Free Legal Assistance: <http://www.oregonlawcenter.org/>  
Portland (503)473-8329  
Coos Bay (800)303-3638  
Ontario (888)250-9877  
Salem (503)485-0696  
Grants Pass (541)476-1058  
Woodburn (800)973-9003  
Hillsboro (877)726-4381



094909-OR

**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:**

**2636 OLD MIDLAND ROAD  
KLAMATH FALLS, OR 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 **8/18/2022** to bring your mortgage loan current was **\$231,939.24**. 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 **(858) 750-7777** 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:

**CLEAR RECON CORP  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
858-750-7777**

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

Date and time: 1/5/2023 at 10:00 AM

Place: ON THE MAIN STREET ENTRANCE STEPS TO THE KLAMATH  
COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR  
97601

094909-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 **PHH Mortgage Corporation** at **800-799-7724** 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.

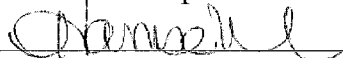
There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and phone number of an organization near you, call the statewide toll-free phone contact number at 855-480-1950. You may also wish to talk to a lawyer. If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or visit its website at: [www.osbar.org](http://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>.

If you are 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.

**WARNING:** You may get offers from people saying they can help you keep your property. 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.

Dated: **8/18/2022**

Trustee name: Clear Recon Corp.

Trustee signature:  Hamsa Uchi

Trustee telephone number: 858-750-7777

Trustee Sale No.: **094909-OR**

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

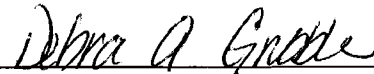
I, Christine Von Tersch, Circulation Manager being duly sworn, depose and say that I am the principle clerk of the publisher of the Herald and News a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at 2701 Foothills Blvd, Klamath Falls, OR 97601 in the aforesaid county and state: that I know from my personal knowledge that the Legal # 20712 - TS# 094909-OR 2636 Old Midland 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: 09/16/22, 09/23/22, 09/30/22, 10/07/22

Total Cost: \$1,470.83



Subscribed and sworn by Christine Von Tersch before me  
on: On 10th day of October, in the year of 2022



Notary Public of Oregon  
My commission expires May 7, 2024



## TRUSTEE'S NOTICE OF SALE

TS No.: 094909-OH Loan No.: \*\*\*\*\*1440 Reference is made to that certain trust deed (the "Deed of Trust") executed by RAYMOND D. CLINTON UNMARRIED, as Grantor, to AMERTITLE, as Trustee, in favor of EAGLE HOME MORTGAGE, LLC, as Beneficiary, dated 11/7/2008, recorded 11/13/2008, as Instrument No. 2008-015355, in the Official Records of Klamath County, Oregon, which covers the following described real property situated in Klamath County, Oregon: A PARCEL OF LAND SITUATE IN THE NW1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 89° 54' 58" EAST ALONG THE NORTH LINE OF SAID SECTION 3, 110.06 FEET; THENCE LEAVING SAID SECTION LINE SOUTH 26° 48' 02" EAST 33.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE OLD MIDLAND ROAD WITH THE EASTERLY RIGHT OF WAY OF K.I.D. C-4 LATERAL; THENCE CONTINUING SOUTH 26° 48' 02" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CANAL, 308.56 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF A 99.56 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 81.38 FEET (LONG CHORD SOUTH 50° 13' 02" EAST, 79.13 FEET); THENCE CONTINUING ALONG SAID CANAL RIGHT OF WAY LINE SOUTH 73° 38' 02" EAST, 18.14 FEET; THENCE LEAVING SAID CANAL RIGHT OF WAY LINE NORTH 00° 05' 02" WEST, 33.148 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD MIDLAND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89° 54' 58" WEST 216.86 FEET TO THE POINT OF BEGINNING. APN: 4009-00300-00900 Commonly known as: 2636 OLD MIDLAND ROAD KLAMATH FALLS, OR 97603. The current beneficiary is: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST. Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is caused by the death of the borrower. TOTAL REQUIRED TO PAYOFF: \$231,939.24. By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$137,165.92 together with interest thereon in the total amount of \$56,743.68, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust. Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on 1/5/2023, at the hour of 10:00 AM, standard time, as established by ORS 18.2110, ON THE MAIN STREET ENTRANCE STAIRS TO THE KLAMATH COUNTY CIRCUIT COURT, 316 MAIN ST, KLAMATH FALLS, OR 97601, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale. 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. 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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 8/18/2022 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7777 866-931-0036 By: Name: Hamsa Uchi Authorized Signatory of Trustee #20712 September 16, 23, 30, October 7, 2022

After Recording, Return To:  
Clear Recon Corp  
1050 SW 6th Avenue, Suite 1100  
Portland, OR 97204  
(858) 750-7777

**AFFIDAVIT OF COMPLIANCE  
with ORS 86.748(1)**

**Grantor(s):** RAYMOND D. CLINTON  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I  
TRUST  
**Beneficiary:**  
**Mortgage Servicer:** PHH Mortgage Corporation  
**Trustee:** CLEAR RECON CORP  
**Trustee Sale Number:** 094909-OR  
**Property Address:** 2636 OLD MIDLAND ROAD, KLAMATH FALLS, OR 97603  
**DOT Rec. Instrument/Book/Page** 11/13/2008, as Instrument No. 2008-015355,

I, the undersigned, hereby declare that:

- (1) I am a Contract Management Coordinator for PHH Mortgage Corporation Servicer for BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, who is the Beneficiary in the above referenced trustee's sale.
- (2) I certify that the beneficiary and the trustee as of this date are the beneficiary and trustee named above.
- (3) ☒ The grantor did not request a foreclosure avoidance measure, and has not been evaluated for any foreclosure avoidance measure.  
OR  
☐ The grantor did not request a foreclosure avoidance measure, but was provided with a foreclosure avoidance measure notwithstanding. This measure is no longer available as the grantor failed to respond to the offer affirmatively.  
OR  
☐ The grantor applied for a foreclosure avoidance measure, but needed additional documentation for a review to be conducted. In accordance with the federal and state law, a "missing items" letter was sent to the borrower on \_\_\_\_\_, requesting additional documentation to conduct the loss mitigation review. As of the date of this affidavit, PHH has not yet received this missing documentation in order to conduct this review.  
OR  
☐ In accordance with ORS 86.748(1), PHH mailed to the grantor written notice that explains in plain language that:

- ☐ The grantor is not eligible for any foreclosure avoidance measure; or  
☐ The grantor has not complied with the terms of foreclosure avoidance measure to which the grantor and beneficiary had agreed.

Affidavit of Compliance with ORS 86.748(1)  
Trustee Sale Number: 094909-OR

(4) By reason of the above, the beneficiary or beneficiary's agent has complied with the requirements of ORS 86.748(1).

Date: 12/15/2022

12/15/2022  
PHH Mortgage Corporation Servicer for BANK OF  
NEW YORK MELLON TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST

Karen Hidalgo  
Printed Name: Karen Hidalgo  
Title: Contract Management Coordinator

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of December, 2022, by Karen Hidalgo as Contract Management Coordinator for PHH Mortgage Corporation as Servicer for Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Lisa Silva  
Signature of Notary Public  
Name of Notary Public: Lisa Silva  
Notary Commission Expiration Date: \_\_\_\_\_

Personally known: X  
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

