

Returned at Counter
Brandsness

2023-008750
Klamath County, Oregon



10/10/2023 01:30:00 PM

Fee: \$92.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss:
County of Klamath)

I, Andrew C. Brandsness, being first duly sworn, depose, 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached trustee's notice of sale 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:

Robert H. Schock, Grantor
P.O. Box 5108
Klamath Falls, OR 97603

Robert H. Schock, Grantor
15211 Stagecoach Road
Klamath Falls, OR 97601

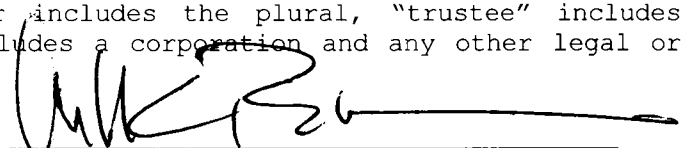
Klamath County, a political subdivision of the State of Oregon
305 Main Street
Klamath Falls, OR 97601

Klamath County Tax Collector
305 Main Street
Klamath Falls, OR 97601

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) and any person, including the Department of Revenue or an 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.

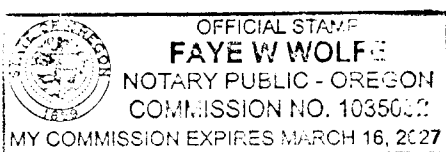
Each of the notices so mailed was certified to be a true copy of the original notice of sale by the trustee Andrew C. Brandsness. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on April 24, 2019. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in the amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in said notice of sale was recorded.

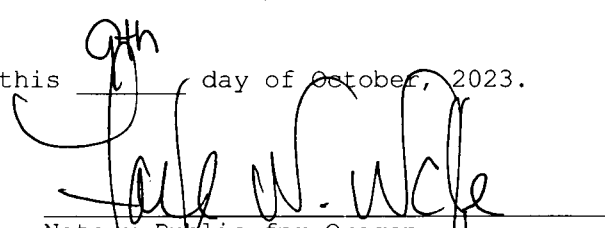
As used herein, the singular includes the plural, "trustee" includes successor trustee, and "person" includes a corporation and any other legal or commercial entity.



Andrew C. Brandsness, Successor Trustee

SUBSCRIBED AND SWORN to before me this 9th day of October, 2023.





Notary Public for Oregon
My Commission expires: 3.16.27

2023-008062

Klamath County, Oregon



00319956202300080620020020

09/15/2023 09:17:39 AM

Fee: \$87.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Robert H. Schock, Grantor; AmeriTitle, Trustee; and Steven L. Ericson, Trustee of the Steven L. Ericson Separate Property Trust, Beneficiary, recorded in Official/Microfilm Records, Volume 2022, Page 009382, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon, having the following described real property ("Property"):

Beginning at a point on the Westerly line of the Old Road leading from Klamath Falls to Keno, Oregon at the intersection of said line of road and the Northerly right-of-way line on the Weyerhaeuser Timber Company's logging road as same is now constructed; thence Northeasterly along the West line of said Old Road 306.50 feet to the point of beginning of the land herein conveyed; thence North 67°50' West at right angles to said County road 296.45 feet; thence North 22°10' East 141 feet; thence South 67°60' East 333.45 feet to the Westerly line of said County Road; thence Southwesterly along said line of road to the point of beginning, in the NE1/4 SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

Beginning at a point on the Westerly line of Old Klamath Falls-Keno County Road which is North 22°10' East a distance of 153.25 feet from the intersection of the Westerly line of said road with the Northerly right of way line of the Weyerhaeuser Timer Company's logging railroad; thence North 22°10' East along the Westerly line of said road a distance of 153.25 feet; thence North 67°50' West 148.25 feet; thence South 22°10' West 153.25 feet; thence South 67°50' East 148.25 feet to the point of beginning, in the NE1/4 SW1/4 of Section 31, Township 39 Sount, Range 8 East of the Willamette Meridian.

The defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

The payment of the sum of \$136,900.00, due September 1, 2022, plus interest, thereon at the rate of 7.5 percent per annum from May 15, 2022, 2022 – 2023 real property taxes and assessments in the original amount of \$492.30, plus interest thereon and such further taxes and assessments as come due.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

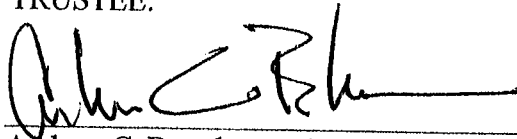
\$136,900.00, plus interest at the rate of 7.5 percent per annum from May 15, 2022, 2022 – 2023 real property taxes and assessments in the original amount of \$492.30, plus interest thereon and such further taxes and assessments as come due, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will, on February 22, 2024, at the hour of 11:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the following place: 411 Pine Street, Klamath Falls, Oregon, 97601, sell at public auction to the highest bidder for cash the interest in the above-described 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 the Trust Deed, to satisfy the 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 86.783 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 sum 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 86.783.

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

Dated: September 14, 2023.

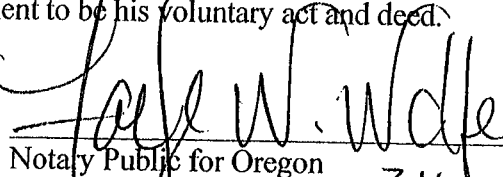
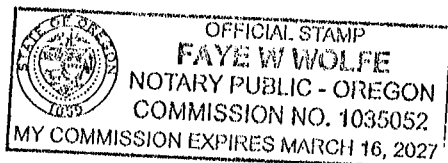
TRUSTEE:



Andrew C. Brandsness, Successor Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 14 day of September, 2023, the above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public for Oregon
My Commission expires: 3/16/27