

2025-002755

Klamath County, Oregon

04/16/2025 08:22:01 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
ZBS Law, LLP
One World Trade Center
121 Southwest Salmon Street, 11th Floor
Portland, OR 97204

AFFIDAVIT OF COMPLIANCE

With ORS § 86.748

| | |
|-------------------------------------|---|
| Grantor(s): | TROY ELLIOT TIMMER, A MARRIED PERSON |
| Beneficiary: | NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING |
| Trustee: | ZBS Law, LLP |
| Property Address: | 4743 SAYLER ST KLAMATH FALLS OREGON 97603-9692 |
| Instrument Recording Number: | 5/31/2024, as Instrument No. 2024-004368, |
| Legal Description: | LOT 17 OF EVERGREEN MEADOWS-TRACT 1302, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON |
| Trustee Sale Number: | 25-74101 |

I, the undersigned, being duly sworn, hereby depose and say that:

1. I am a Loss Mitigation Specialist of NewRez LLC, D/B/A Shellpoint Mortgage Servicing, the current beneficiary of the above-referenced Deed of Trust.
2. NewRez LLC, D/B/A Shellpoint Mortgage Servicing, has determined that (please check the applicable box):
 - ☒ Grantor(s) was/were provided with written notice ("Notice") of the Beneficiary's foreclosure avoidance determination ("Determination") by mailing within 10 days of making said Determination. The Determination provided in the Notice was written in plain language.
 - ☐ Grantor(s) has/have not submitted a complete loss mitigation application with all required documentation for a Determination to be made. Therefore, Beneficiary is unable to make a Determination and the review process has been closed.
 - ☐ Grantor(s) has/have not requested a foreclosure avoidance measure after the implementation of ORS § 86.748 on August 4, 2013.

Affidavit of Compliance

TS Number: 25-74101

3. By the reason provided above, the Beneficiary has complied with the requirements of ORS § 86.748.

Dated: April 10, 2025

NEWREZ LLC, D/B/A SHELLPOINT

MORTGAGE SERVICING

By: Vallan Joe

Name: Vallan Joe

Its: Loss Mitigation Specialist

State of Texas

County of Harris

On April 10, 2025 before me, Kevin John Decharinte Notary Public, personally appeared Vallan Joe 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kevin John Decharinte (Seal)
Kevin John Decharinte

4/24/2028
(Commission Expiration)

