

2024-00041-OR

2025-003810

Klamath County, Oregon

05/21/2025 01:24:01 PM

Fee: \$92.00

WHEN RECORDED MAIL TO:

C/o Document Department – Trustee Services

7730 Market Center Ave, Suite 100

El Paso, TX 79912

Trustee Phone: (866) 960-8299

INDEXING FORM (COVER SHEET)

Document Title(s): **AFFIDAVIT OF COMPLIANCE**

Grantor(s): **DEAN C PEDLAR JR**

Current Beneficiary of the Deed of Trust: **THE FEDERAL SAVINGS BANK**

Current Trustee of the Deed of Trust: **Premium Title Agency, Inc. DBA PTS Foreclosure Services**

Current Mortgage Servicer of the Deed of Trust: **PHH Mortgage Corporation**

Reference Number(s) of the Deed of Trust: **2021-011372**

Grantee(s): **Premium Title Agency, Inc. DBA PTS Foreclosure Services**

After Recording, Return To:

Premium Title Agency, Inc. DBA PTS Foreclosure Services
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Phone: 866-960-8299
Fax: 866-960-8298

AFFIDAVIT OF COMPLIANCE with ORS 86.748(1)

Grantor(s): DEAN C PEDLAR JR.

Beneficiary: The Federal Savings Bank

Mortgage Servicer: PHH Mortgage Corporation

Trustee: Premium Title Agency, Inc. DBA PTS Foreclosure Services

Trustee Sale Number: 2024-00041-OR

Property Address: 2503 WHITE AVE, KLAMATH FALLS, OR 97601

DOT Rec. Instrument/Book/Page 2021-011372

I, the undersigned, hereby declare that:

- (1) I am a Allen H. Elijah for PHH Mortgage Corporation. ("PHH"), servicer of the loan for The Federal Savings Bank, 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 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, 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.

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

Affidavit of Compliance
with ORS 86.748(1)
Trustee Sale Number: 2024-
00041-OR

Date: 5-20-2025

PHH Mortgage Corporation, Servicer for The
Federal Savings Bank

Allen H. Elijah

Allen H. Elijah
Printed Name

Contract Management Coordinator
Title

State of Florida} ss.
County of Palm Beach}

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 20 day of May, 2025, by Allen H. Elijah as Contract Management Coordinator for PHH Mortgage Corporation as Servicer for The Federal Savings Bank who is **personally known to me** or who has produced _____ as identification.

Jacqueline S. Michaelson

Signature of Notary Public

Jacqueline S. Michaelson

Name of the Notary Public: _____

Notary Commission Expiration Date: _____

Personally known: /

OR Produced Identification: _____

Type of Identification Produced: _____

