

2025-004477**Klamath County, Oregon**

06/11/2025 03:32:01 PM

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):	JUSTIN ERIC BACIGALUPI AND CRIMSON BACIGALUPI
Beneficiary:	Freedom Mortgage Corporation
Trustee:	ZBS LAW, LLP
Property Address:	4749 HARLAN DR KLAMATH FALLS, OREGON 97603
Instrument Recording Number:	1/26/2022, as Instrument No. 2022-001008,
Legal Description:	BEGINNING AT A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF TRACT 36, HOMEDALE, A PLATTED SUBDIVISION IN KLAMATH COUNTY, OREGON, WHICH IS NORTH 43° 30' WEST A DISTANCE OF 90 FEET FROM THE MOST SOUTHERLY CORNER OF SAID TRACT 36; THENCE NORTH 46° 30' EAST PARALLEL TO THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 180 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL CONVEYED TO CHARLES A. BECKWITH AND MARY R. BECKWITH, HUSBAND AND WIFE, BY DEED DATED AND RECORDED MARCH 3, 1948 IN BOOK 217, PAGE 421, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 43° 30' WEST ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID BECKWITH TRACT 57.15 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ROY C. KING AND BLANCH KING, HUSBAND AND WIFE, BY DEED DATED OCTOBER 3, 1952 AND RECORDED OCTOBER 13, 1952 IN BOOK 257, PAGE 203, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 89° 48' WEST ALONG THE SOUTHERN BOUNDARY LINE OF SAID KING PARCEL 47.4 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOHN KNIGHT AND PRISCILLA A. KNIGHT, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 25, 1948 AND RECORDED MARCH 8, 1948 IN DEED BOOK 218, PAGE 7, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 46° 30' WEST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID KNIGHT TRACT 145.69 FEET, MORE OR LESS, TO THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT 36; THENCE SOUTH 43° 30' EAST ALONG SAID SOUTHWESTERLY LINE OF SAID TRACT 36 TO THE

Affidavit of Compliance

TS Number: 25-74796

	PLACE OF BEGINNING.
Trustee Sale Number:	25-74796

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

1. I am a FCL Supervisor of Freedom Mortgage Corporation, the current beneficiary of the above-referenced Deed of Trust.
2. Freedom Mortgage Corporation, 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.

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

Dated: June 10th, 2025

Freedom Mortgage Corporation

By: Michael Knaack

Name: Michael Knaack

Its: FCL Supervisor

State of Indiana

County of Hamilton

On June 10th, 2025 before me, Erica D. Tracy Notary Public, personally appeared Michael Knaack 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 Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Erica D. Tracy (Seal)

10-26-31
(Commission Expiration)

