

Returned at Counter

2025-007436
Klamath County, Oregon



00346303202500074360040042

08/21/2025 02:24:20 PM

Fee: \$102.00

RETURN TO:
Amy N. Barnhouse
1775 Washburn Way, #110
Klamath Falls, OR 97603

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss:
County of Klamath)

I, Amy N. Barnhouse, 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:

City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97601

Scott Souders
1471 Devonridge Dr.,
Klamath Falls, Oregon 97601

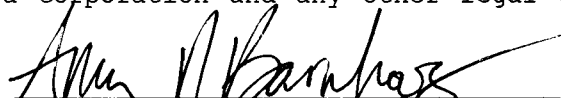
Mark Willrett
500 Klamath Avenue
Klamath Falls, OR 97601

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.

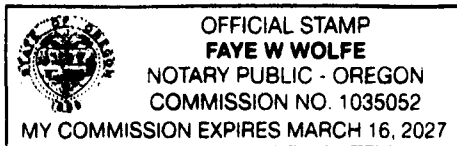
Each of the notices so mailed was certified to be a true copy of the original notice of sale by the successor trustee Amy N. Barnhouse. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on August 21, 2025. 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

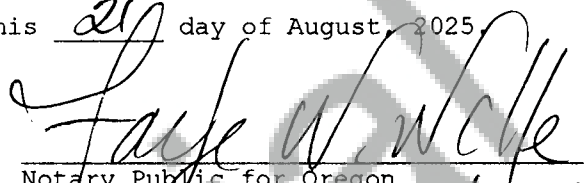
obtain a return receipt, with postage thereon in the amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in said notice of sale was recorded.

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


Amy N. Barnhouse

SUBSCRIBED AND SWORN to before me this 21st day of August, 2025.




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

Unofficial Copy

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Klamath Falls, OR 97601

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07

Total Postage and Fees \$10.77

Sent To Mark Willrett

Street and Apt. No., or PO Box No.

500 Klamath Ave

City, State, ZIP+4

Klamath Falls OR 97601

PS Form 3800, January 2023 PSN 7590-02 003-9047

See Reverse for Instructions

08/21/2025

Postmark
Here

TRACKING NUMBERS
9589 0710 5270 1149 8178 60
9589 0710 5270 1149 8178 77
9589 0710 5270 1149 8178 84
02:00 PM
www.usps.com



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		
Klamath Falls, OR 97601			
Weight: 0 lb 1.70 oz			
Estimated Delivery Date			
Mon 08/25/2025			
Non-Machinable			
Total			\$1.07

First-Class Mail® Letter 1 | | |

Klamath Falls, OR 97601 | | |

Weight: 0 lb 1.70 oz | | |

Estimated Delivery Date | | |

Mon 08/25/2025 | | |

Non-Machinable | | |

Total | | \$0.49 |

First-Class Mail® Letter 1 | | |

Klamath Falls, OR 97601 | | |

Weight: 0 lb 1.80 oz | | |

Estimated Delivery Date | | |

Mon 08/25/2025 | | |

Non-Machinable | | |

Total | | \$0.49 |

First-Class Mail® Letter 1 | | |

Klamath Falls, OR 97601 | | |

Weight: 0 lb 1.80 oz | | |

Estimated Delivery Date | | |

Mon 08/25/2025 | | |

Non-Machinable | | |

Total | | \$0.49 |

First-Class Mail® Letter 1 | | |

Klamath Falls, OR 97601 | | |

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Mon 08/25/2025 | | |

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07

Total Postage and Fees \$10.77

Sent To City of Klamath Falls

Street and Apt. No., or PO Box No.

500 Klamath Ave

City, State, ZIP+4

Klamath Falls OR 97601

PS Form 3800, January 2023 PSN 7590-02 003-9047

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07

Total Postage and Fees \$10.77

Sent To Scott Sanders

Street and Apt. No., or PO Box No.

1471 Lexington Dr

City, State, ZIP+4

Klamath Falls OR 97601

08/21/2025

Postmark
Here

RETURN TO:
Amy N. Barnhouse
1775 Washburn Way, #110
Klamath Falls, OR 97603

NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

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

Dan Martin Construction Inc., an Oregon Corporation is the Grantor, and AmeriTitle, a Delaware Corporation is the Trustee, and Rocky Mountain Construction, LLC, an Oregon Limited Liability Company, is the beneficiary under that certain Trust Deed dated November 25, 2019, recorded December 19, 2019, in the Deed Records of Klamath County, Oregon, Instrument No. 2019-014769 ("Property"):

Lot 29 of HIDDEN VALLEY, PHASE 1, TRACT 1533, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

Failure to make the final payment of principal and interest hereof due and payable on September 15, 2024.

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:

\$959,000.00 principal, 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 December 22, 2025, at the hour of 10 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the following place: Outside the front entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, 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.

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 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: July 25, 2025.

TRUSTEE:

Amy N. Barnhouse
Amy N. Barnhouse, Successor Trustee
1775 Washburn Way, #110
Klamath Falls, OR 97603

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 25 day of July, 2025, the above-named Amy N. Barnhouse and acknowledged the foregoing instrument to be her voluntary act and deed.

Micaiah Caldwell
Notary Public for Oregon
My Commission expires: Feb 20, 2028 (Continued)

