

Returned at Counter

2025-011363

Klamath County, Oregon



00350877202500113630070070

12/19/2025 02:10:01 PM

Fee: \$132.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Amy N. Barnhouse

PO Box 1017

Klamath Falls, OR 97601

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Trustee's Affidavit of Service on Occupants; Affidavit of Service Attempts and Posting; Certificate of Non-Military Service; Affidavit of Publication; Affidavit of Filing Beneficiary Exemption

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Trustee: Amy N. Barnhouse

Grantor: Dan Martin Construction, Inc.

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Beneficiary: Rocky Mountain Construction, LLC

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

FULL

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book

and page

, or as fee number

."

AFFIDAVIT OF SERVICE ATTEMPTS AND POSTING

Case: N/A	Court: Non-Judicial Foreclosure	County: KLAMATH	Job: 13532898
Plaintiff / Petitioner: ROCKY MOUNTAIN CONSTRUCTION, LLC		Defendant / Respondent: DAN MARTIN CONSTRUCTION, INC. AND ALL OTHER OCCUPANTS WITH ANY RIGHT, TITLE, LIEN OR INTEREST IN THE ADDRESS BELOW	
Received by: On Time Process Services		For: Amy N. Barnhouse, Attorney at Law	
To be served upon: DAN MARTIN CONSTRUCTION, INC. AND ALL OTHER OCCUPANTS WITH ANY RIGHT, TITLE, LIEN OR INTEREST IN THE ADDRESS BELOW			

I, Gary Clayton, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: DAN MARTIN CONSTRUCTION, INC. AND ALL OTHER OCCUPANTS WITH ANY RIGHT, TITLE, LIEN OR INTEREST IN THE ADDRESS BELOW, VACANT LAND: Parcel 2 of Land Partition 63-21, being a replat of Lot 29, "Tract 1533 - Hidden Valley Phase 1" situated in the Southwest 1/4 of Section 6 and the Northeast 1/4 Northwest 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed August 30, 2022 in 2022-010592 records of Klamath County.

Manner of Service: Posted to post at driveway, July 27, 2025, 7:42 pm PDT

Documents: Notice of Default and Election to Sell and of Sale

Additional Comments:

- 1)Attempt: July 25, 2025 at 7:15 pm PDT at VACANT LAND: Parcel 2 of Land Partition 63-21, being a replat of Lot 29, "Tract 1533 - Hidden Valley Phase 1" situated in the Southwest 1/4 of Section 6 and the Northeast 1/4 Northwest 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed August 30, 2022 in 2022-010592 records of Klamath County. . No response to honking of my horn. No evidence of any occupants. Property appears vacant.
- 2)Successful Attempt: July 27, 2025, 7:42 pm PDT at VACANT LAND: Parcel 2 of Land Partition 63-21, being a replat of Lot 29, "Tract 1533 - Hidden Valley Phase 1" situated in the Southwest 1/4 of Section 6 and the Northeast 1/4 Northwest 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed August 30, 2022 in 2022-010592 records of Klamath County. No evidence of occupants. Received by Posted to sign/post at driveway.
- 3)Attempt: July 30, 2025 at 6:37 pm PDT at VACANT LAND: Parcel 2 of Land Partition 63-21, being a replat of Lot 29, "Tract 1533 - Hidden Valley Phase 1" situated in the Southwest 1/4 of Section 6 and the Northeast 1/4 Northwest 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed August 30, 2022 in 2022-010592 records of Klamath County. No response to honking of my horn. No evidence of any occupants.
- 4)Successful Attempt: August 1, 2025 at FIRST CLASS MAIL: Occupants of Parcel 2 of Land Partition 63-21, being a replat of Lot 29, "Tract 1533 - Hidden Valley Phase 1" situated in the Southwest 1/4 of Section 6 and the Northeast 1/4 Northwest 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed August 30, 2022 in 2022-010592 records of Klamath County c/o 4975 Chilly Valley Lane, Klamath Falls, OR 97603 .



08/2/2025

Gary Clayton

Date

On Time Process Services
1775 Washburn Way
Klamath Falls, OR 97603
(541)810-3411

**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

I, Benjamin Cedarleaf, Advertising Executive, being duly sworn, depose and say that I am the principle clerk of the publisher of the Herald and News a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at 2701 Foothills Blvd, Klamath Falls, OR 97601 in the aforesaid county and state: that I know from my personal knowledge that the

Legal # 25486 Notice of Default
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

Insertion(s) in the following issues: 11/01/25, 11/08/25,
11/15/25, 11/22/25

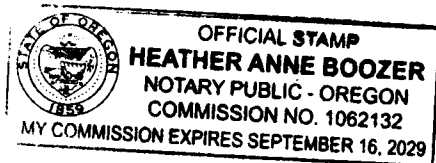
Total Cost: \$1,284.25

Ben Cedarleaf

Subscribed and sworn by Benjamin Cedarleaf before me
on: 11/24/25

Heather Anne Boozer

Notary Public of Oregon
My commission expires: September 16, 2029



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

#25486 November 1, 8, 15, 22, 2025




AFTER RECORDING RETURN TO:
Amy N. Barnhouse
PO Box 1017
Klamath Falls, OR 97601

AFFIDAVIT OF FILING BENEFICIARY EXEMPTION
AFFIDAVIT WITH THE ATTORNEY GENERAL'S OFFICE

STATE OF OREGON)
) ss.
County of Klamath)

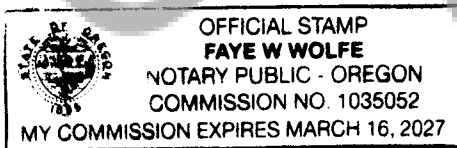
I, Amy N. Barnhouse, being first duly sworn, depose and say:

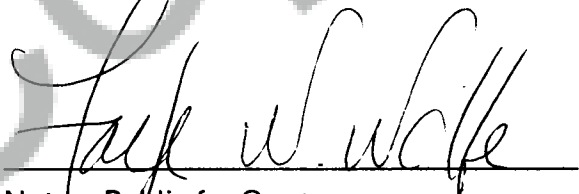
1. The attached Beneficiary Exemption Affidavit is a true and correct copy of the Oregon Foreclosure Avoidance Program Beneficiary Exemption Affidavit that was filed with the Office of the Attorney General of Oregon on July 25, 2025 on behalf of Rocky Mountain Construction, LLC pursuant to ORS 86.726(1)(b) and OAR 137-110-0300.



Amy N. Barnhouse, Successor Trustee

Signed and sworn to before me on December 19, 2025 by Amy N. Barnhouse,
Successor Trustee.





Notary Public for Oregon
My Commission Expires: 3.16.27