

2026-000410

Klamath County, Oregon



00351735202600004100230238

01/14/2026 03:00:23 PM

Fee: \$197.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED DOCUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

Returned at Counter

After Recording Return to:

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

1. Name(s) of the transaction(s) including:

Trustee's Notice Of Sale
Affidavit Of Mailing Trustee's Notice Of Sale
Affidavit Of Mailing Trustee's Notice Of Sale
Affidavit Of Publication Trustee's Notice Of Sale
Proof Of Service
Affidavit Of Mailing
Notice Of Substituted Service
Affidavit Of Non-Military Service
Affidavit Of Compliance
Affidavit Of Compliance

2. Direct Party (Grantor):

Alex Cruickshank & Gitte Jensen

3. Indirect Party (Beneficiary):

William R. Wohrman & Janice C. Wohrman, Trustees of the
Wohrman Family Revocable Living Trust

4. Deed Of Trust Instrument No.

2009-004018

Trustee:

Ticor Title
(Neal G. Buchanan, Attorney at Law as Successor)
435 Oak Avenue
Klamath Falls, Oregon 97601

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Alex Cruickshank and Gitte Jensen, as grantor, to Ticor Title (Neal G. Buchanan, attorney at Law, as Successor), as trustee, in favor of William R. Wohrman and Janice C. Wohrman, as Trustees, as beneficiary, dated March 20, 2009, recorded on March 20, 2009, in the Records of Klamath County, Oregon, in Volume No. 2009 at page 004018;

Note: By Appointment of Successor Trustee dated the 13th day of March, 2017 recorded the 13th day of March 2017 and recorded at 2017-002625 records of Klamath County, Neal G. Buchanan was appointed as successor Trustee

covering the following described real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

Lot 1 in Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752 (3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums:

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

1. Principal balance in the sum of \$142,477.06 together with interest thereon from October 18, 2024 at the rate of 8.5% per annum; and
2. Costs, fees, and expenses of this trust deed including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or in enforcing this obligation; and
3. Trustee's and attorney's fees actually incurred; and

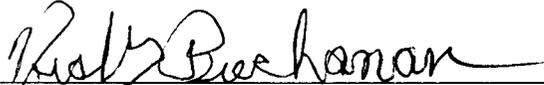
WHEREFORE, notice is hereby given that the undersigned trustee will on January 15, 2026, at the hour of 1:30 o'clock, P M., in accord with the standard of time established by ORS 187.110, in the Lobby of the Klamath County Court House, 316 Main Street, in the City of Klamath Falls, Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the 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 foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 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 those sums 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

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 any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

I certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

DATED: 9-4, 2025.


NEAL G. BUCHANAN, Attorney at Law
Successor Trustee
435 Oak Avenue, Klamath Falls, Oregon 97601
(541) 882-6607

NOTICE TO RESIDENTIAL TENANTS*

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for (date) _____, The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

• 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR

• AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 or 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER.

If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

SERVE:** Alex Cruickshank

Gille Jensen

**NOTICE: YOU ARE IN DANGER OF LOSING YOUR PROPERTY
IF YOU DO NOT TAKE ACTION IMMEDIATELY**

This notice is about your mortgage loan on your property at (street address, city, state, zip):

2301 Linda Vista Drive, Klamath Falls, Oregon 97601

Your lender has decided to sell this property because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure."

The amount you would have had to pay as of July 20, 2025 to bring your mortgage loan current was \$32,426.94. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call (541)882-6607 to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to: Neal G. Buchanan
Successor Trustee
435 Oak Avenue
Klamath Falls, Oregon 97601

**THIS IS WHEN AND WHERE YOUR PROPERTY WILL BE SOLD
IF YOU DO NOT TAKE ACTION:**

Date: January 15 2026 at 1:30 o'clock P. M.

Place: the Lobby of the Klamath County Court House, 316 Main Street, in the City of Klamath Falls, Klamath Falls, County of Klamath, State of Oregon.

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full anytime before the sale.
3. You can call Neal G. Buchanan, Attorney / Successor Trustee
At (541) 882-6607 to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at 800-SAFENET (800-723-3638). You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at www.osbar.org. Legal assistance may be available if you have low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to www.oregonlawhelp.org.

WARNING: you may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any payers you are asked to sign. If you have questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED: September 4
~~August~~, 2025

Trustee Signature: Neal G. Buchanan
Trustee Name (Type or Print) Neal G. Buchanan
Trustee Phone: (541) 882-6607

FEDERAL FAIR DEBT COLLECTION PRACTICES ACT NOTICE

- 1) The amount of your debt now due is as set forth in the foregoing.**
- 2) The name of your creditor is as set forth in the foregoing.**
- 3) Unless you notify this office within thirty (30) days after receiving this Notice that you dispute the validity of this debt, or any portion thereof, we will assume this debt is valid.**
- 4) If you notify this office in writing within thirty (30) days after receiving this Notice, that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or a copy of a Judgment against you and mail you a copy of such verification or Judgment.**
- 5) If you send us a written request within thirty (30) days after receiving this Notice, we will send you the name and the address of the original creditor if it is different from the creditor identified in the foregoing.**
- 6) The fact that you have thirty (30) days to indicate a dispute may not prevent us from filing or pursuing a lawsuit within that time.**
- 7) This Notice is from a debt collector.**
- 8) We are attempting to collect a debt and any information we obtain will be used to collect that debt.**

**AFFIDAVIT OF MAILING
TRUSTEE'S NOTICE OF SALE**

Re: Trust Deed
From: Alex Cruickshank & Gitte Jensen
2301 Linda Vista Drive
Klamath Falls, Oregon 97601

Grantor

To:
Ticor Title (Neal G. Buchanan, as Successor)
435 Oak Avenue
Klamath Falls, Oregon 97601

Trustee

After recording Return To:
Neal G. Buchanan
435 Oak Avenue
Klamath Falls, Oregon 97601

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of KLAMATH ss:

I, KATIE TERRELL, being first duly sworn, depose, and say 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 beneficiaries' successor in interest named in the attached original notice of sale given under the terms of the trust deed described in the notice.

I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing a copy thereof by registered or certified mail and first-class mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME:	ADDRESS:
Alex Cruickshank	2301 Linda Vista Drive Klamath Falls, OR 97601
Gitte Jensen	2301 Linda Vista Drive Klamath Falls, OR 97601
Oregon Department of Revenue C/O Oregon Department Of Justice Attn: General Counsel Division	1162 Court Street NE Salem, Oregon 97301-4096
Oregon Department of Revenue	955 Center Street NE Salem, Oregon 97301-2555

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 inters 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. 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 the 4th day of September, 2025. Certified mailing was deposited by me in such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with proper form to request and obtain a return receipt, with postage thereon in the amount sufficient to accomplish the same. Each sch notice was mailed after the Notice of Default and Election to Sell described in said notice of sale was recorded.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in said notice; each such copy was contained 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 September 4, 2025.

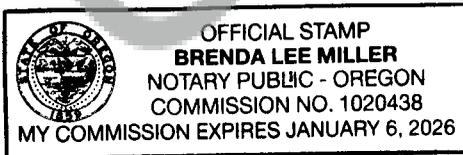
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.



Katie Terrell

Subscribed and sworn to before me this 4th day of September, 2025

By Brenda Miller
Notary Public for Oregon: Brenda Miller
My Commission Expires: 1-6-26



**AFFIDAVIT OF MAILING
TRUSTEE'S NOTICE OF SALE**

Re: Trust Deed
From: Alex Cruickshank & Gitte Jensen
2301 Linda Vista Drive
Klamath Falls, Oregon 97601

Grantor
To:
Ticor Title (Neal G. Buchanan, as Successor)
435 Oak Avenue
Klamath Falls, Oregon 97601

Trustee

After recording Return To:
Neal G. Buchanan
435 Oak Avenue
Klamath Falls, Oregon 97601

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of KLAMATH ss:

I, KATIE TERRELL, being first duly sworn, depose, and say 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 beneficiaries' successor in interest named in the attached original notice of sale given under the terms of the trust deed described in the notice.

I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale and attached Dstraint Warrant by mailing a copy thereof by registered or certified mail and first-class mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME:	ADDRESS:
Oregon Department of Revenue C/O Oregon Department Of Justice Attn: General Counsel Division	1162 Court Street NE Salem, Oregon 97301-4096

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 inters 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. 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 the 4th day of November, 2025. Certified mailing was deposited by me in such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with 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.

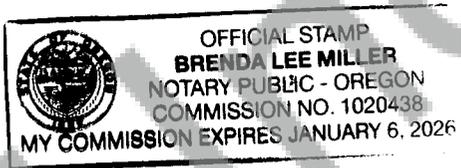
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on November 4, 2025.

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



Katie Terrell

Subscribed and sworn to before me this 4th day of November, 2025



By Brenda Miller
Notary Public for Oregon: Brenda Miller
My Commission Expires: 1-6-26

2025-009581

Klamath County, Oregon



00348827202500095810010015

10/27/2025 11:49:15 AM

Fee: \$16.00



Oregon

Tina Kotek, Governor

Department of Revenue
955 Center St NE
Salem, OR 97301-2555
www.oregon.gov/dor



ALEX CRUICKSHANK
2301 LINDA VISTA DR
KLAMATH FALLS OR 97601-2353

Date: October 23, 2025
Letter ID: L0585155936

***-**-8482

Distrainment Warrant

This warrant has been issued against the above named debtor(s) because the debt shown below has not been paid in full. This isn't an arrest warrant. This warrant serves the same function as a court judgment. We use the warrant in collection actions, such as garnishment of wages and bank accounts, property seizures, federal tax refund offset, and creation of property liens. Certain payments, such as Social Security, are exempt from collection. If you are making payments under a payment plan, this warrant does not change the terms of your plan. Continue with your payments as agreed.

Account type	Period ending	Tax	Penalties/fees	Interest	Refund/Offset	Balance
Statewide	Dec 31, 2024	\$114.89	\$57.44	\$8.28	\$0.00	\$180.61
Transit						
Withholding	Dec 31, 2024	\$8,248.45	\$4,156.22	\$594.57	\$0.00	\$12,999.24
						\$13,179.85

Interest will continue to accrue until **\$13,179.85** balance is paid.

If recorded in the county clerk lien record, this warrant acts as a judgment against the debtor and is a lien on any property now owned or acquired in the future until the debt is paid in full.

Recorded with: Klamath County

Lien ID: 334756

Return to:

Central Support

Personal Tax and Compliance

955 Center St NE

Salem, OR 97301-2555

503-945-8200

OREGON DEPARTMENT OF REVENUE

Collections Manager

**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 # 25493 Worhman/Cruickshank #16-70
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: 11/05/25, 11/12/25,
11/19/25, 11/26/25

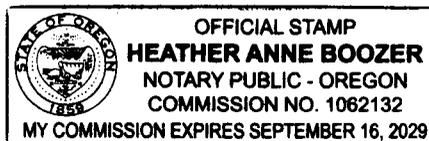
Total Cost: \$1,542.49



Subscribed and sworn by Benjamin Cedarleaf before me
on: 12/04/25



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



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Alex Cruickshank and Gilda Jensen, as grantor, to Tiger II, Inc. (Neal G. Buchanan, attorney at law, as Successor), as trustee, in favor of William H. Wehrman and Janice C. Wehrman, as Trustees, as beneficiary, dated March 20, 2009, recorded on March 20, 2009, in the Records of Klamath County, Oregon, in Volume No. 2009 at page 004018;

Note: By Appointment of Successor Trustee dated the 13th day of March, 2017 recorded the 13th day of March 2017 and recorded at 2017-002625 records of Klamath County, Neal G. Buchanan was appointed as successor Trustee

covering the following described real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

Lot 1 in Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752 (3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums:

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

1. Principal balance in the sum of \$142,477.06 together with interest thereon from October 18, 2024 at the rate of 3.5% per annum; and
2. Costs, fees, and expenses of this trust deed including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or in enforcing this obligation; and
3. Trustee's and attorney's fees actually incurred; and

WHEREFORE, notice is hereby given that the undersigned trustee will on January 15, 2026, at the hour of 1:30 o'clock, P. M., in accord with the standard of time established by ORS 187.110, in the Lobby of the Klamath County Court House, 316 Main Street, in the City of Klamath Falls, Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the 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 foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 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 those sums 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

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 any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

I certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

DATED: 9-4, 2025

/s/ NEAL G. BUCHANAN,
Attorney at Law Successor Trustee
435 Oak Avenue, Klamath Falls, Oregon 97601
(541) 882-6607

#25493 November 5, 12, 19, 26, 2025

PROOF OF SERVICE

STATE OF OREGON, County of KLAMATH ss.

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state where- in the service hereinafter set forth was made, and that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor a succes- sor to either, nor an officer, director, employee of, or attorney for, the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities named below by delivering true copies of the Notice of Sale, certified to be such by the attorney for the trustee or successor trustee, as follows:

* together with attachments

Personal Service Upon Individual(s)

Upon GITTE JENSEN, by delivering such true copy to him/her, personally and in person, at 2301 LINDA VISTA DRIVE, KLAMATH FALLS, OR 97601 on SEPTEMBER 7, 2025, at 3:53 o'clock P.M.
Upon _____, by delivering such true copy to him/her, personally and in person, at _____, on _____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon ALEX CRUICKSHANK, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: 2301 LINDA VISTA DRIVE, KLAMATH FALLS, OR 97601, to GITTE JENSEN, who is a person 14 years of age or older and a member of the household of the person served on SEPTEMBER 7, 2025, at 3:53 o'clock P.M.
Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, to _____, who is a person 14 years of age or older and a member of the household of the person served on _____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of business at _____, by leaving such true copy with _____, the person who is apparently in charge, on _____, during normal working hours, at _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, by _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____ who is a/the _____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ (Specify registered agent, officer (by title), director, general partner, managing agent, etc.) thereof;
at _____, on _____, at _____ o'clock ____M.

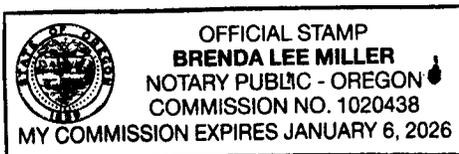
EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Jerry J. Duffin

SIGNED AND SWORN TO before me on September 15, 2025

Brenda Miller
Notary Public for Oregon

My commission expires 1-6-26



AFFIDAVIT OF MAILING

STATE OF OREGON, COUNTY OF KLAMATH) ss.

I, Brenda Miller being first duly sworn, depose, say and certify that: I mailed an original Notice of Substituted Service, an exact and complete copy of which is attached hereto, together with a true copy of the documents referred to therein, which documents were certified to be an exact and complete copy of the originals thereof by Neal G. Buchanan, attorney for and Successor Trustee, to the person and to the address first appearing on the said notice.

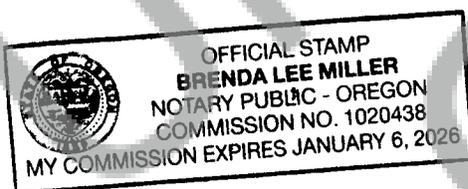
The Notice set forth and true copies of the documents were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Klamath Falls, Oregon, on the 15th day of September, 2025, addressed as aforesaid.

Jeany L. Duff

SUBSCRIBED AND SWORN to before me on the 15th day of September, 2025.

Brenda Miller
NOTARY PUBLIC FOR OREGON

My Commission expires: 1-6-26



GRANTOR NAME AND ADDRESS:

Alex Cruickshank and
Gitte Jensen
2301 Linda Vista Drive
Klamath Falls, OR 97601

TRUSTEE'S NAME AND ADDRESS:

Ticor Title - Neal G. Buchanan as successor
435 Oak Avenue
Klamath Falls, OR 97601

BENEFICIARY'S NAME AND ADDRESS:

William R. Wohrman and
Janice C. Wohrman as Trustees
6500 Old Fort Road
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

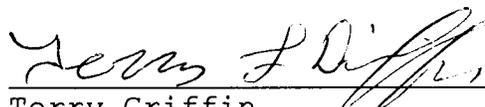
Neal G. Buchanan, Attorney At Law
435 Oak Avenue
Klamath Falls, OR 97601

NOTICE OF SUBSTITUTED SERVICE/AFFIDAVIT OF MAILING

To: Alex Cruickshank
2301 Linda Vista Drive
Klamath Falls, OR 97601

You are hereby notified that you have been served with NOTICE OF SALE, TRUSTEES NOTICE OF DEFAULT AND ELECTION TO SELL together with NOTICE TO RESIDENTIAL TENANTS and NOTICE: YOU ARE IN DANGER OF LOSING YOUR PROPERTY (hereinafter called documents) a true copy of which is attached hereto and enclosed herewith.

Service was made by delivering a true copy of the documents at your dwelling house or usual place of abode 2301 Linda Vista Drive, Klamath Falls, Oregon 97601 to Gitte Jensen, who is a person fourteen years of age or older who resides at the place of abode, on September 7, 2025 at 3:53 o'clock p.m.



Terry Griffin

AFFIDAVIT OF COMPLIANCE (ORS 86.748)

Re: Trust Deed
From: Alex Cruickshank & Gitte Jensen
2301 Linda Vista Drive
Klamath Falls, Oregon 97601

Grantor

To:
Ticor Title (Neal G. Buchanan, as Successor)
435 Oak Avenue
Klamath Falls, Oregon 97601

Trustee
After recording Return To:
Neal G. Buchanan , Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

**AFFIDAVIT OF COMPLIANCE
(ORS 86.748)**

STATE OF OREGON, County of KLAMATH ss:

I, Neal G. Buchanan, being first duly sworn, depose, and say that:

1. I am the Attorney (agent) and Successor Trustee with reference to the Trust Deed wherein Alex Cruickshank and Gitte Jensen is grantor and Ticor Title (now Neal G. Buchanan, Successor) is trustee dated the 20th day of March, 2009 recorded in deed records of Klamath County, Oregon, as No. 2009 at page 004018;
2. The beneficiary has complied with the requirements of ORS 86.748
3. Attached is a true and correct copy of the Foreclosure Avoidance Measure Notice (Notice of Determination) mailed to the grantor and to the Department Of Justice on this day pursuant to ORS 86.748

Dated this 4th day of September, 2025

Neal G. Buchanan

Subscribed and sworn to before me this 4th day of September, 2025
by Neal G. Buchanan

Notary Public for Oregon. Katie Terrell

My Commission Expires: March 9, 2027



FORECLOSURE AVOIDANCE MEASURE NOTICE
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE ACTION
IMMEDIATELY

Homeowner/Grantor:
Alex Cruickshank & Gitte Jensen

Property Address:
2301 Linda Vista Drive
Klamath Falls, Oregon 97601

Lender/Beneficiary:
William R. Wohrman & Janice C. Wohrman,
Trustees

Your Lender has determined that:

You are not eligible for any foreclosure avoidance measures offered by your Lender.

The following foreclosure avoidance measures were considered but you are not eligible for them. The basis for the Lender's determination is:

Lender is exempt from foreclosure avoidance requirements.

You are not in compliance with the terms of an agreement with your lender for forbearance, a temporary or permanent loan modification, a short sale, a deed in lieu of foreclosure or another foreclosure avoidance measure. The basis for the Lender's determination is:

Your property is currently set for sale on January 15, 2026 at 1:30 pm. If you disagree with your Lender's determination, you should seek legal advice immediately.

There are government agencies and non-profit organizations that can give you information about foreclosure and help you to decide what to do. For the name and telephone number of an organization

near you, call 211 or visit www.oregonhomeownersupport.gov. If you need help finding a lawyer, contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling 503-684-3763 (in the Portland Metropolitan Area) or toll free elsewhere in Oregon at 800-452-7636. Free legal assistance may be available if you are very low income. For more information and a directory of legal aid programs, go to www.oregonlawhelp.org.

DATED: 9-4-25

Signature: *Neal G. Buchanan*
Beneficiary/Beneficiary's Agent

Subscribed and sworn to before me this 4th day of September, 2025

By: Neal G. Buchanan

Notary Public for Oregon: *Katie Terrell*

My Commission Expires: March 9, 2027



AFFIDAVIT OF COMPLIANCE (ORS 86.748)

Re: Trust Deed
From: Alex Cruickshank & Gitte Jensen
2301 Linda Vista Drive
Klamath Falls, Oregon 97601

Grantor

To:
Ticor Title (Neal G. Buchanan, as Successor)
435 Oak Avenue
Klamath Falls, Oregon 97601

Trustee
After recording Return To:
Neal G. Buchanan , Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

**AFFIDAVIT OF COMPLIANCE
(ORS 86.748)**

STATE OF OREGON, County of KLAMATH ss:

I/ We WILLIAM R. WOHRMAN and JANICE C. WOHRMAN, being first duly sworn, depose, and say that:

1. I am the Beneficiary with reference to the Trust Deed wherein Alex Cruickshank and Gitte Jensen is grantor and Ticor Title (now Neal G. Buchanan, Successor) is trustee dated the 20th day of March, 2009 recorded in deed records of Klamath County, Oregon, as No. 2009 at page 004018;
2. The beneficiary has complied with the requirements of ORS 86.748
3. Attached is a true and correct copy of the Foreclosure Avoidance Measure Notice (Notice of Determination) mailed to the grantor and to the Department Of Justice pursuant to ORS 86.748

Dated this 4 day of SEPT, 2025

William R. Wohrman

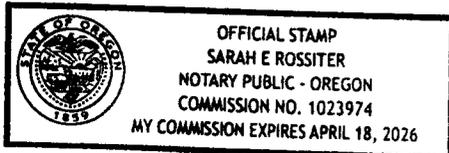
Janice C. Wohrman

Subscribed and sworn to before me this 4th day of September, 2025

By *Sarah E Rossiter*

Notary Public for Oregon: Josephine county

My Commission Expires: April 18, 2026



FORECLOSURE AVOIDANCE MEASURE NOTICE
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE ACTION
IMMEDIATELY

Homeowner/Grantor:
Alex Cruickshank & Gitte Jensen

Property Address:
2301 Linda Vista Drive
Klamath Falls, Oregon 97601

Lender/Beneficiary:
William R. Wohrman & Janice C. Wohrman,
Trustees

Your Lender has determined that:

You are not eligible for any foreclosure avoidance measures offered by your Lender.

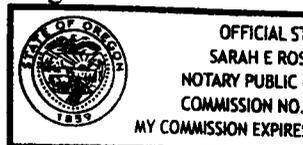
The following foreclosure avoidance measures were considered but you are not eligible for them. The basis for the Lender's determination is:

Lender is exempt from foreclosure avoidance requirements.

You are not in compliance with the terms of an agreement with your lender for forbearance, a temporary or permanent loan modification, a short sale, a deed in lieu of foreclosure or another foreclosure avoidance measure. The basis for the Lender's determination is:

Your property is currently set for sale on January 15, 2026 at 1:30 pm. If you disagree with your Lender's determination, you should seek legal advice immediately.

There are government agencies and non-profit organizations that can give you information about foreclosure and help you to decide what to do. For the name and telephone number of an organization



near you, call 211 or visit www.oregonhomeownersupport.gov. If you need help finding a lawyer, contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling 503-684-3763 (in the Portland Metropolitan Area) or toll free elsewhere in Oregon at 800-452-7636. Free legal assistance may be available if you are very low income. For more information and a directory of legal aid programs, go to www.oregonlawhelp.org.

DATED: 4/SEPT 2025

Signature: [Handwritten Signature]
Beneficiary/Beneficiary's Agent

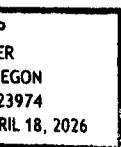
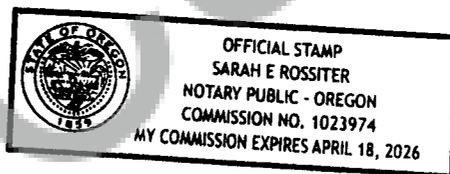
Signature: [Handwritten Signature]
Beneficiary/Beneficiary's Agent

Subscribed and sworn to before me this 4 day of September, 2025

by: [Handwritten Signature]

Notary Public for Oregon: Josephine County

My Commission Expires: April 18, 2026



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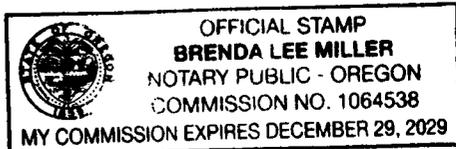
AFFIDAVIT OF NON-MILITARY SERVICE

I, NEAL G. BUCHANAN, being first duly sworn, depose and say: that I am the Trustee with reference to the Trust Deed recorded at 2009 page 004018, records of Klamath County, Oregon; that as appears from the records and files of the Clerk of Klamath County, Oregon, reference to which hereby is made, ALEX CRUICKSHANK & GITTE JENSEN were duly and regularly served with notice of the pendency of the non-judicial foreclosure proceeding; the Trustee's Notice Of Sale dated September 4, 2025 was served on ALEX CRUICKSHANK & GITTE JENSEN on September 7, 2025; that on the date of such service and thereafter, it is reasonable to believe that ALEX CRUICKSHANK & GITTE JENSEN were not at that time nor are any of them now in the military service of the United States; that ALEX CRUICKSHANK & GITTE JENSEN are not incapacitated as defined in ORS 125.005.

Dated 14th day of January, 2026.

Neal Buchanan
NEAL G. BUCHANAN, Trustee

SUBSCRIBED AND SWORN to before me this 14th day of January, 2026 by Neal G. Buchanan.



Brenda Lee Miller
NOTARY PUBLIC FOR OREGON
My commission expires: 12-29-29