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**IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF MARION**

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST,

Case No. 17CV10160

**WRIT OF EXECUTION**

Plaintiff,

v.

DON P. RAIRIGH; LEONA S. RAIRIGH;  
AND ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
7828 ALBUS RD SE, AUMSVILLE, OR  
97325,

Defendant.

TO THE MARION COUNTY SHERIFF:

On July 19, 2017, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the MARION County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 7828 ALBUS RD SE, AUMSVILLE, OR 97325 ("Subject Property"), and legally described as:

1            THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MARION,  
2 STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN  
3 THE CENTER LINE OF COUNTY ROAD NO. 871, WHICH POINT IS 1699.50 FEET  
4 SOUTH 88°50' EAST, AND 1007.16 FEET NORTH 02°32' EAST FROM THE SOUTHWEST  
5 CORNER OF THE JOHN TAYLOR DONATION LAND CLAIM, IN TOWNSHIP 8 SOUTH,  
6 RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, STATE OF  
7 OREGON, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THAT  
8 CERTAIN TRACT OF LAND CONVEYED TO ANTHONY C. LEVERMANN, ET AL, BY  
9 DEED RECORDED IN VOLUME 207, PAGE 188, MARION COUNTY, RECORDS, SAID  
10 TRACT OF LAND BEING PARCEL NO. 2 IN SAID DEED; RUNNING THENCE NORTH  
11 02°32' EAST, ALONG THE CENTER LINE OF SAID COUNTY ROAD, 178.81 FEET TO A  
12 POINT; THENCE SOUTH 87°28' EAST 15.00 FEET TO AN IRON ROD; THENCE NORTH  
13 10°30' EAST 252.44 FEET TO AN IRON ROD; THENCE NORTH 02°32' EAST 299.26 FEET  
14 TO AN IRON ROD IN THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTH  
15 SANTIAM HIGHWAY; THENCE SOUTH 54°33' EAST, ALONG SAID SOUTHERLY  
16 RIGHT OF WAY LINE, 1290.80 FEET TO AN IRON PIPE IN THE SOUTH LINE OF THE  
17 AFORESAID LEVERMANN TRACT; THENCE NORTH 88°50' WEST ALONG SAID  
18 SOUTH LINE, 1134.00 FEET TO THE POINT OF BEGINNING.

19            EXCEPTING THEREFROM, THAT PORTION OF REAL PROPERTY CONVEYED  
20 TO THE STATE OF OREGON, BY AND THROUGH IT DEPARTMENT OF  
21 TRANSPORTATION, BY WARRANTY DEED, RECORDED SEPTEMBER 29, 1994, IN  
22 REEL 1195, PAGE 494 IN MARION COUNTY RECORDS.

23            The total amount due and owing on the Judgment as of August 3, 2017;

24 Judgment:	Principal	\$377,577.28
25 Pre-Judgment:	Interest(5.75000% \$38.36/day)	\$3,414.04 (4/22/17 through 7/19/17)
26		

Page 2 – WRIT OF EXECUTION

1	Attorney Fees	\$2,780.00
2	Costs	\$1,875.71
3	Prevailing Party Fee	\$300.00
4	Post-Judgment: Interest(5.75000% \$38.36/day)	\$575.40 (7/20/17 through 8/3/17)
5	Attorney Fees	\$305.00

6 **TOTAL: \$386,827.43**

7 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
 8 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the  
 9 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.  
 10 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the  
 11 holder of the certificate of sale.

12 DATED 8/4/2017

COURT ADMINISTRATOR FOR  
 MARION COUNTY CIRCUIT COURT

By: *[Signature]*  
 Court Clerk

Signed: 8/25/2017 01:28 PM



16 Presented by:  
 17 ALDRIDGE PITE, LLP

*[Signature]*

19 CHRISTINA M. ANDREONI #OSB 160875

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**IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF MARION**

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST,

Plaintiff,

v.

DON P. RAIRIGH; LEONA S. RAIRIGH;  
AND ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS  
7828 ALBUS RD SE, AUMSVILLE, OR  
97325,

Defendants.

Case No. 17CV10160

**GENERAL JUDGMENT OF  
FORECLOSURE AND DECLARATION OF  
AMOUNT DUE BY DEFAULT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A  
JUDGMENT OF FORECLOSURE AND DOES  
NOT CONSTITUTE A MONEY AWARD  
AGAINST ANY DEFENDANT

Based upon the Court's Order of Default against defendants DON P. RAIRIGH; LEONA S. RAIRIGH; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7828 ALBUS RD SE, AUMSVILLE, OR 97325, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST ("Plaintiff"),

**IT IS HEREBY ADJUDGED:**

1. Plaintiff's security interest in the real property located at 7828 ALBUS RD SE, AUMSVILLE, OR 97325 ("Subject Property"), as evidenced by the Deed of Trust recorded June 20, 2007 in the official records of MARION County as instrument number REEL:2828 PAGE:2

1 (“Deed of Trust”), is a viable first priority lien, superior to the interests of all the Defendants. All  
2 rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to  
3 Plaintiff’s lien as created by the Note and Deed of Trust. The Subject Property is legally  
4 described as follows:

5 THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MARION,  
6 STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A  
7 POINT IN THE CENTER LINE OF COUNTY ROAD NO. 871, WHICH POINT IS  
8 1699.50 FEET SOUTH 88°50' EAST, AND 1007.16 FEET NORTH 02°32' EAST  
9 FROM THE SOUTHWEST CORNER OF THE JOHN TAYLOR DONATION LAND  
10 CLAIM, IN TOWNSHIP 8 SOUTH, RANGE 1 WEST OF THE WILLAMETTE  
11 MERIDIAN, MARION COUNTY, STATE OF OREGON, SAID POINT OF  
12 BEGINNING BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF  
13 LAND CONVEYED TO ANTHONY C. LEVERMANN, ET AL, BY DEED  
14 RECORDED IN VOLUME 207, PAGE 188, MARION COUNTY, RECORDS, SAID  
15 TRACT OF LAND BEING PARCEL NO. 2 IN SAID DEED; RUNNING THENCE  
16 NORTH 02°32' EAST, ALONG THE CENTER LINE OF SAID COUNTY ROAD,  
17 178.81 FEET TO A POINT; THENCE SOUTH 87°28' EAST 15.00 FEET TO AN IRON  
18 ROD; THENCE NORTH 10°30' EAST 252.44 FEET TO AN IRON ROD; THENCE  
19 NORTH 02°32' EAST 299.26 FEET TO AN IRON ROD IN THE SOUTHERLY RIGHT  
20 OF WAY LINE OF THE NORTH SANTIAM HIGHWAY; THENCE SOUTH 54°33'  
21 EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1290.80 FEET TO AN  
22 IRON PIPE IN THE SOUTH LINE OF THE AFORESAID LEVERMANN TRACT;  
23 THENCE NORTH 88°50' WEST ALONG SAID SOUTH LINE, 1134.00 FEET TO  
24 THE POINT OF BEGINNING.

25  
26 EXCEPTING THEREFROM, THAT PORTION OF REAL PROPERTY CONVEYED

1 TO THE STATE OF OREGON, BY AND THROUGH IT DEPARTMENT OF  
2 TRANSPORTATION, BY WARRANTY DEED, RECORDED SEPTEMBER 29, 1994,  
3 IN REEL 1195, PAGE 494 IN MARION COUNTY RECORDS.

4 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court  
5 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,  
6 in the manner provided by law;

7 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount  
8 due under the Note and Deed of Trust and any future advances and/or fees that may be made or  
9 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.  
10 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

11 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
12 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
13 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
14 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
15 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
16 by sale of the Subject Property as directed under this Judgment;

17 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
18 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing  
19 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant  
20 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
21 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

22 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by  
23 sale of the Subject Property as directed under this Judgment.

24 7. The Sheriff shall make a return on the writ of execution to the court administrator  
25 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first  
26 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure

1 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or  
2 parties as may establish their right thereto. The Defendants and all persons claiming through or  
3 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior  
4 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and  
5 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and  
6 every part of the Subject Property when the time for redemption has elapsed;

7 8. Plaintiff or any other party to this action may become a purchaser at the  
8 foreclosure sale, and such purchaser shall be immediately let into possession of the subject  
9 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any  
10 successor in interest may apply to this Court for a writ of assistance to gain possession of the  
11 subject property if Defendants or any other party or person refuses to surrender possession;

12 **DECLARATION OF AMOUNT DUE BY DEFAULT**

13 **(PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES**  
14 **NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)**

- 15 1. The amount of the judgment is \$377,577.28.  
16 2. Simple interest at rate currently at 5.75000% (\$38.36 *per diem*) after April 21<sup>st</sup>,  
17 2017, through the date of sale.  
18 3. Attorney fees of \$2,780.00, plus \$305.00, through the date of sale.  
19 4. Costs of \$1,875.71, plus costs accrued through the date of sale.  
20 5. Prevailing party fee: \$300.00.

21 Signed: 7/18/2017 01:31 PM

22 **IT IS SO ADJUDGED**

23 

24 **Circuit Court Judge Susan M. Tripp**

**SERVICELINK TITLE COMPANY OF OREGON, LLC**  
400 CORPORATION DRIVE, ALIQUIPPA, PA 15001  
(714) 247-7000 • (800) 323-0165

**TRUSTEE'S SALE GUARANTEE (WITH AN OPTION FOR JUDICIAL FORECLOSURE)**

**(EXHIBIT 1)**

YOUR NO.: 000550-051828  
ORDER NO.: 150157689  
PREMIUM: \$809.00  
LIABILITY: \$243,500.00  
DATED: JUNE 2, 2015 @ 8:00 A.M.

- A. ASSURED:  
NATIONSTAR MORTGAGE LLC

**(EXHIBIT 1)**

- B. THE ENCUMBRANCE TO BE FORECLOSED IS:

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,  
AND ANY OTHER OBLIGATIONS SECURED THEREBY

AMOUNT : \$243,500.00  
DATED : JUNE 7, 2007  
TRUSTOR : DON P RAIRIGH, AND LEONA RAIRIGH,  
HUSBAND AND WIFE  
TRUSTEE : FIDELITY NATIONAL TITLE INSURANCE CO  
BENEFICIARY : MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., A SEPARATE CORPORATION  
THAT IS ACTING SOLELY AS A NOMINEE FOR  
LENDER AND LENDER'S SUCCESSORS AND  
ASSIGNS  
LENDER : COUNTRYWIDE HOME LOANS, INC., A  
CORPORATION  
RECORDED : JUNE 20, 2007, REEL 2828, PAGE 2, OF OFFICIAL  
RECORDS

- C. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED  
TO COVERED BY THIS GUARANTEE IS:

A FEE

- D. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
DON P. RAIRIGH AND LEONA S. RAIRIGH, HUSBAND AND WIFE



E. THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY OF AUMSVILLE, COUNTY OF MARION, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MARION, STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE CENTER LINE OF COUNTY ROAD NO. 871, WHICH POINT IS 1699.50 FEET SOUTH 88°50' EAST, AND 1007.16 FEET NORTH 02°32' EAST FROM THE SOUTHWEST CORNER OF THE JOHN TAYLOR DONATION LAND CLAIM, IN TOWNSHIP 8 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, STATE OF OREGON, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ANTHONY C. LEVERMANN, ET AL, BY DEED RECORDED IN VOLUME 207, PAGE 188, MARION COUNTY, RECORDS, SAID TRACT OF LAND BEING PARCEL NO. 2 IN SAID DEED; RUNNING THENCE NORTH 02°32' EAST, ALONG THE CENTER LINE OF SAID COUNTY ROAD, 178.81 FEET TO A POINT; THENCE SOUTH 87°28' EAST 15.00 FEET TO AN IRON ROD; THENCE NORTH 10°30' EAST 252.44 FEET TO AN IRON ROD; THENCE NORTH 02°32' EAST 299.26 FEET TO AN IRON ROD IN THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTH SANTIAM HIGHWAY; THENCE SOUTH 54°33' EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1290.80 FEET TO AN IRON PIPE IN THE SOUTH LINE OF THE AFORESAID LEVERMANN TRACT; THENCE NORTH 88°50' WEST ALONG SAID SOUTH LINE, 1134.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF REAL PROPERTY CONVEYED TO THE STATE OF OREGON, BY AND THROUGH IT DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED, RECORDED SEPTEMBER 29, 1994, IN REEL 1195, PAGE 494 IN MARION COUNTY RECORDS.

F. EXCEPTIONS:

1. PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2014-2015.

TAX AMOUNT BILLED : \$2,572.06  
BALANCE DUE : \$0.00  
SERIAL NO./PROPERTY ID# : R28601  
ACCOUNT NO./ALTERNATE # : (NOT SET OUT)  
MAP NO/MAP TAX LOT# : 081W30D 01800  
LEVY CODE AREA : 00560050

2. PROPERTY TAXES, AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2014-2015.

TAX AMOUNT BILLED : \$110.58  
BALANCE DUE : \$0.00  
SERIAL NO./PROPERTY ID# : R28602  
ACCOUNT NO./ALTERNATE # : (NOT SET OUT)  
MAP NO/MAP TAX LOT# : 081W30D 01800  
LEVY CODE AREA : 02960050

3. CITY LIENS IN FAVOR OF THE CITY OF AUMSVILLE, IF ANY.

4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF OREGON.

- 5. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS INCLUDING THE POWER OF ASSESSMENT OF THE
- 6. SPECIAL ASSESSMENTS, IF ANY, WHICH ARE NOT BILLED AND COLLECTED BY THE COUNTY TAX ASSESSOR.
- 7. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS OR HIGHWAYS.
- 8. LIMITED ACCESS PROVISIONS CONTAINED IN "FINAL JUDGMENT AND ORDER OF TAKING" TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY,

FILED : JUNE 24, 1960  
CASE NO. : 46178  
CIRCUIT COURT FOR : MARION COUNTY

- 9. LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY,

RECORDED : SEPTEMBER 29, 1994  
REEL : 1195 PAGE: 494  
IN MARION COUNTY, OREGON.

- 10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY

AMOUNT : \$243,500.00  
DATED : JUNE 7, 2007  
TRUSTOR : DON P RAIRIGH, AND LEONA RAIRIGH,  
HUSBAND AND WIFE  
TRUSTEE : FIDELITY NATIONAL TITLE INSURANCE CO  
BENEFICIARY : MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., A SEPARATE CORPORATION  
THAT IS ACTING SOLELY AS A NOMINEE FOR  
LENDER AND LENDER'S SUCCESSORS AND  
ASSIGNS  
LENDER : COUNTRYWIDE HOME LOANS, INC., A  
CORPORATION  
RECORDED : JUNE 20, 2007, REEL 2828, PAGE 2, OF OFFICIAL  
RECORDS

THE EFFECT OF:

A SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES AS THE SUBSTITUTE TRUSTEE, THE FOLLOWING

TRUSTEE	:	RECONTRUST COMPANY, N.A.
EXECUTED BY	:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
RECORDED	:	MARCH 18, 2009, REEL 3043, PAGE 397, OF OFFICIAL RECORDS

SAID INSTRUMENT MAY BE INSUFFICIENT IN THAT THE BENEFICIARY WHO EXECUTED SAID DOCUMENT IS NOT THE BENEFICIARY OF RECORD.

THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST HAS BEEN ASSIGNED OF RECORD:

ASSIGNOR	:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
ASSIGNEE	:	BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP
DATED	:	FEBRUARY 19, 2010
RECORDED	:	FEBRUARY 23, 2010, REEL 3153, PAGE 29, OF OFFICIAL RECORDS

SAID ASSIGNMENT MAY BE INSUFFICIENT IN THAT MERS MAY HAVE HAD NO BENEFICIAL INTEREST UNDER SAID DEED OF TRUST, AS DEFINED BY ORS 86.705 (1), AS OF THE DATE OF EXECUTION OF THIS ASSIGNMENT.

THE EFFECT OF THE FOLLOWING:

A SUBSTITUTION OF TRUSTEE UNDER SAID DEED OF TRUST WHICH NAMES AS THE SUBSTITUTED TRUSTEE, THE FOLLOWING

TRUSTEE	:	RECONTRUST COMPANY, N.A.
EXECUTED BY	:	BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP
RECORDED	:	FEBRUARY 23, 2010, REEL 3153, PAGE 30, OF OFFICIAL RECORDS

THE LEGAL DESCRIPTION UNDER THIS GUARANTEE AND THE LEGAL DESCRIPTION OF THE DEED OF TRUST ARE DIFFERENT. IN ANY FUTURE TITLE REPORTS OR POLICIES, THE LEGAL DESCRIPTION WILL BE SHOWN AS IT IS IN THE GUARANTEE. ANY NOTICE OF TRUSTEE'S SALE AND/OR TRUSTEE'S DEED MUST REFLECT THE LEGAL DESCRIPTION AS SHOWN IN THIS GUARANTEE.

- 11. EXCEPT AS SHOWN ON EXHIBIT 1, NO NOTICE OF PENDENCY OF AN ACTION FOR THE FORECLOSURE OF THE ENCUMBRANCE TO BE ENFORCED HAS BEEN RECORDED IN THE COUNTY IN WHICH SAID LAND IS SITUATED.

12. THIS GUARANTEE PROVIDES NO ASSURANCES WITH RESPECT TO ANY FACTS, RIGHTS, TITLE, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD AS DEFINED IN THIS GUARANTEE, AND IS NOT INTENDED TO SHOW THE NAMES OF PERSONS WHOSE RIGHTS, TITLE, INTERESTS OR CLAIMS ARE NOT SHOWN BY THE PUBLIC RECORDS INCLUDING, WITHOUT LIMITATION, THOSE WHO MAY BE KNOWN TO THE ASSURED OR WHO COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF A PERSON IN POSSESSION OF THE LAND.
13. NO COVERAGE IS PROVIDED IN THE EVENT OF AN ADVERSE CLAIM BASED UPON THE ASSERTION THAT THIS GUARANTEE WAS FURNISHED FOR ANY PURPOSE OTHER THAN TO FACILITATE NON-JUDICIAL FORECLOSURE OF THE ENCUMBRANCE SHOWN IN EXHIBIT 1.B., UNLESS THE GUARANTEE IS MODIFIED BY ENDORSEMENT TO REFLECT THE FILING OF A JUDICIAL FORECLOSURE ACTION BY THE ASSURED LENDER SHOWN IN SCHEDULE A.
14. THE ASSURANCES PROVIDED BY THIS GUARANTEE ARE SUBJECT TO ANY FAILURE TO COMPLY WITH BANKRUPTCY STATUTES OR REGULATIONS FOR ANY BANKRUPTCY PROCEEDING THAT MAY OR MAY NOT BE DISCLOSED BY ACTS THAT WOULD AFFORD NOTICE AS TO SAID LAND PURSUANT TO TITLE 11 U.S.C. 549(C) OF THE BANKRUPTCY REFORM ACT OF 1978, AS AMENDED.
15. IF ANY RECORDABLE FORECLOSURE DOCUMENTS ARE EXECUTED BY ATTORNEY-IN-FACT, THEN A POWER OF ATTORNEY MUST BE RECORDED IN OFFICIAL RECORDS THAT CONTAINS ADEQUATE POWERS FOR SUCH EXECUTION.
16. ATTENTION IS CALLED TO THE SERVICEMEMBERS CIVIL RELIEF ACT OF 2003 (108P.L. 189; 117 STAT. 2835; 2003 ENACTED H.R.100) AND AMENDMENTS THERETO AND THE MILITARY RESERVIST ACT OF 1991 (SEC. 800 TO 810, MILITARY VETERANS CODE) WHICH CONTAIN INHIBITIONS AGAINST THE SALE OF LAND UNDER A DEED OF TRUST IF THE OWNER IS ENTITLED TO THE BENEFITS OF SAID ACTS.
17. ATTENTION IS CALLED TO THE FEDERAL TAX LIEN ACT OF 1966 WHICH, AMONG OTHER THINGS, PROVIDES FOR THE GIVING OF WRITTEN NOTICE OF SALE IN A SPECIFIED MANNER TO THE SECRETARY OF TREASURY OR HIS DELEGATE AS A REQUIREMENT FOR THE DISCHARGE OR DIVESTMENT OF A FEDERAL TAX LIEN IN A NON JUDICIAL SALE, AND ESTABLISHES WITH RESPECT TO SUCH LIEN A RIGHT IN THE UNITED STATES TO REDEEM THE PROPERTY WITHIN A PERIOD OF 120 DAYS FROM THE DATE OF ANY SUCH SALE.
18. ATTENTION IS CALLED TO THE FEDERAL DEBT COLLECTION PROCEDURES ACT (28 USC 3001-3308) AND THE PROVISIONS OF 28 USC 2410 (ACTIONS AFFECTING PROPERTY ON WHICH UNITED STATES HAS LIEN) WHICH, AMONG OTHER THINGS PROVIDES FOR WRITTEN NOTICE TO BE GIVEN TO THE UNITED STATES, AND PROVIDES FOR THE DISCHARGE OF THE PROPERTY FROM THE MORTGAGE OR OTHER LIEN HELD BY THE UNITED STATES, AND PROVIDES THAT THE UNITED STATES SHALL HAVE ONE YEAR FROM THE DATE OF SALE WITHIN WHICH TO REDEEM.
19. OREGON REVISED STATUTES 86.740(C) AND 94.709(2) CALL FOR NOTICE TO HOLDERS OF JUNIOR HOMEOWNERS ASSOCIATION LIENS AND SUCH HOLDERS MAY BE DISCLOSED IN THE DECLARATION OF CC&R'S OR THE CONDOMINIUM/P.U.D. RIDER ATTACHED TO THE SUBJECT DEED OF TRUST.

ORDER NO: 150157689

20. THE LATEST TAX BILL FROM THE COUNTY TAX ASSESSOR SHOWS THE SITUS ADDRESS ON SAID LAND AS 7828 ALBUS RD SE AUMSVILLE OR AND THE PARCEL NO./PROPERTY I.D. NO. AS R28601.

**(END OF EXHIBIT 1)**

(EXHIBIT 2)

RELATIVE TO THE ENCUMBRANCE TO BE ENFORCED, SHOWN ON EXHIBIT 1:

**(TRUSTEE'S SALE, PURSUANT TO ITEMS 1., 3., AND 4. OF THE ASSURANCES ON THE GUARANTEE FACE PAGE)**

THE RETURN ADDRESS FOR MAILING AFTER RECORDING, IF A RETURN ADDRESS IS SHOWN, IS SET FORTH AS IT APPEARS ON EACH DOCUMENT REFERRED TO IN EXHIBIT 1, BY SPECIFIC RECORDING INFORMATION, AND AS SHOWN ON THE DOCUMENT OR DOCUMENTS VESTING TITLE AS SHOWN IN EXHIBIT 1, PARAGRAPH D., ARE SHOWN IN EXHIBIT 2. PART 1, HERE BELOW:

1. IF APPLICABLE, THE NAMES AND RETURN ADDRESS(ES) OF PERSONS, IF A RETURN ADDRESS IS SHOWN, ON THE DOCUMENT REFERRED TO IN EXHIBIT 1, PARAGRAPH B., OR BY OTHER RECORDING REFERENCES SHOWN, WHO HAVE RECORDED REQUESTS FOR A COPY OF A NOTICE OF SALE OR NOTICE OF DEFAULT, UNDER ORS 86.785. OF THE OREGON TRUST DEED STATUTES, ARE:

NONE

2. IF APPLICABLE, THE NAME AND RETURN ADDRESS(ES) , IF A RETURN ADDRESS IS SHOWN, ON THE DOCUMENT REFERRED TO IN EXHIBIT 1, PARAGRAPH B. , 'THE ENCUMBRANCE TO BE FORECLOSED', IS:

DON P RAIRIGH  
7828 ALBUS RD SE  
AUMSVILLE, OR 97325-9715  
(TRUSTOR)

LEONA RAIRIGH  
7828 ALBUS RD SE  
AUMSVILLE, OR 97325-9715  
(TRUSTOR)

3. IF APPLICABLE, THE NAME AND RETURN ADDRESS(ES), IF A RETURN ADDRESS IS SHOWN, OF THE SUCCESSOR IN INTEREST TO THE GRANTOR, PURSUANT TO THE DOCUMENT(S) REFERENCED IN EXHIBIT 1, IS:

DON P RAIRIGH  
8722 ENCHANTED WAY S.E.  
TURNER, OR  
(VESTEE)

DON P RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
(VESTEE)

LEONA S. RAIRIGH  
7828 ALBUS RD SE  
AUMSVILLE, OR 97325-9715  
(VESTEE)

LEONA S. RAIRIGH  
8722 ENCHANTED WAY S.E.  
TURNER, OR  
(VESTEE)

LEONA S. RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
(VESTEE)

LEONA RAIRIGH  
8722 ENCHANTED WAY S.E.  
TURNER, OR  
(VESTEE/AKA)

LEONA RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
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7828 ALBUS RD SE  
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DON RAIRIGH  
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DON RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
(VESTEE/AKA)

4. IF APPLICABLE THE NAMES AND RETURN ADDRESS(ES), IF A RETURN ADDRESS IS SHOWN, OF ADDITIONAL PERSONS WHO ARE ENTITLED, UNDER THE OREGON TRUST DEED STATUTES, ORS 86.705 ET SEQ., TO RECEIVE NOTICE OF SALE; PURSUANT TO THE RECORDING REFERENCES OF THE DOCUMENTS SHOWN IN EXHIBIT 1, ARE:

NONE

NOTE REGARDING TRUST DEED ASSIGNMENTS, APPOINTMENTS OF SUCCESSOR TRUSTEE AND MERS: ORS 86.735 REQUIRES, AMONG OTHER PROVISIONS, THAT ANY WRITTEN ASSIGNMENT OF A TRUST DEED AND ANY APPOINTMENT OF SUCCESSOR TRUSTEE BE RECORDED FOR A FORECLOSURE BY ADVERTISEMENT AND SALE. OREGON CASE LAW DOES NOT RECOGNIZE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS A BENEFICIARY OF A TRUST DEED. FOR ANY CLAIM UNDER THIS GUARANTEE OR FOR POST-FORECLOSURE TITLE INSURANCE, THE BENEFICIARY OR TRUSTEE MAY BE REQUIRED TO DOCUMENT FOR THE INSURER THE OWNERSHIP OF THE INDEBTEDNESS SECURED BY THE TRUST DEED AND TO DOCUMENT THE AUTHORITY OF MERS TO EXECUTE AN APPOINTMENT OF SUCCESSOR TRUSTEE OR OTHER FORECLOSURE-RELATED INSTRUMENT ON BEHALF OF THE OWNER OF THE SECURED INDEBTEDNESS.

**(JUDICIAL FORECLOSURE, PURSUANT TO ITEMS 1, AND 2, OF THE ASSURANCES ON THE GUARANTEE FACE PAGE)**

1. THE VESTEE NAMED IN EXHIBIT 1., PARAGRAPH D. AND PARTIES CLAIMING TO HAVE SOME RIGHT, TITLE OR INTEREST BY REASON OF THE MATTERS SHOWN IN THIS GUARANTEE MAY BE NECESSARY PARTIES DEFENDANT IN A JUDICIAL FORECLOSURE ACTION. THIS COMPANY CANNOT OFFER LEGAL ADVICE AS TO WHOM AMONG THESE PARTIES THE ASSURED MUST NAME AS DEFENDANT, BUT THE GUARANTEE IDENTIFIES THE NAMES AS SHOWN ON ANY EXHIBIT 1 DOCUMENT REFERRED TO HERE.

2. AS OF THE DATE OF THIS GUARANTEE, THE NAMES OF PERSONS APPEARING IN THE PUBLIC RECORD CLAIMING TO HAVE A RIGHT, TITLE, OR INTEREST IN THE LAND SHOWN IN EXHIBIT 1. PARAGRAPH E. ARE AS FOLLOWS:

DON P RAIRIGH

LEONA RAIRIGH

3. THE RETURN ADDRESS FOR MAILING AFTER RECORDING, IF A RETURN ADDRESS IS SHOWN, IS SET FORTH AS IT APPEARS ON EACH DOCUMENT REFERRED TO IN EXHIBIT 1, BY SPECIFIC RECORDING INFORMATION, AND AS SHOWN ON THE DOCUMENT OR DOCUMENTS VESTING TITLE AS SHOWN IN EXHIBIT 1, PARAGRAPH D., ARE SHOWN HERE BELOW:

DON P RAIRIGH  
7828 ALBUS RD SE  
AUMSVILLE, OR 97325-9715  
(TRUSTOR)

LEONA RAIRIGH  
7828 ALBUS RD SE  
AUMSVILLE, OR 97325-9715  
(TRUSTOR)

DON P RAIRIGH  
8722 ENCHANTED WAY S.E.  
TURNER, OR  
(VESTEE)

DON P RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
(VESTEE)

LEONA S. RAIRIGH  
7828 ALBUS RD SE  
AUMSVILLE, OR 97325-9715  
(VESTEE)

LEONA S. RAIRIGH  
8722 ENCHANTED WAY S.E.  
TURNER, OR  
(VESTEE)



ORDER NO: 150157689

LEONA S. RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
(VESTEE)

LEONA RAIRIGH  
8722 ENCHANTED WAY S.E.  
TURNER, OR  
(VESTEE/AKA)

LEONA RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
(VESTEE/AKA)

DON RAIRIGH  
7828 ALBUS RD SE  
AUMSVILLE, OR 97325-9715  
(VESTEE/AKA)

DON RAIRIGH  
8722 ENCHANTED WAY S.E.  
TURNER, OR  
(VESTEE/AKA)

DON RAIRIGH  
66016 QUINCY RD  
BURNS, OR 97720  
(VESTEE/AKA)

**(END OF EXHIBIT 2)**

**EXHIBIT "A"**

**REF. NO.: 000550-051828**

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MARION, STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE CENTER LINE OF COUNTY ROAD NO. 871, WHICH POINT IS 1699.50 FEET SOUTH 88°50' EAST, AND 1007.16 FEET NORTH 02°32' EAST FROM THE SOUTHWEST CORNER OF THE JOHN TAYLOR DONATION LAND CLAIM, IN TOWNSHIP 8 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, STATE OF OREGON, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ANTHONY C. LEVERMANN, ET AL, BY DEED RECORDED IN VOLUME 207, PAGE 188, MARION COUNTY, RECORDS, SAID TRACT OF LAND BEING PARCEL NO. 2 IN SAID DEED; RUNNING THENCE NORTH 02°32' EAST, ALONG THE CENTER LINE OF SAID COUNTY ROAD, 178.81 FEET TO A POINT; THENCE SOUTH 87°28' EAST 15.00 FEET TO AN IRON ROD; THENCE NORTH 10°30' EAST 252.44 FEET TO AN IRON ROD; THENCE NORTH 02°32' EAST 299.26 FEET TO AN IRON ROD IN THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTH SANTIAM HIGHWAY; THENCE SOUTH 54°33' EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1290.80 FEET TO AN IRON PIPE IN THE SOUTH LINE OF THE AFORESAID LEVERMANN TRACT; THENCE NORTH 88°50' WEST ALONG SAID SOUTH LINE, 1134.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF REAL PROPERTY CONVEYED TO THE STATE OF OREGON, BY AND THROUGH IT DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED, RECORDED SEPTEMBER 29, 1994, IN REEL 1195, PAGE 494 IN MARION COUNTY RECORDS.

SERVICELINK TITLE COMPANY OF OREGON, LLC  
400 CORPORATION DRIVE, ALIQUIPPA, PA 15001  
(714) 247-7000 • (800) 323-0165

TRANSMITTAL

TO:

DATE: JUNE 26, 2015

ALDRIDGE | PITE, LLP (FKA PITE DUNCAN, LLP)  
4375 JUTLAND DR  
SAN DIEGO, CA 92117

ATTN:

REF. NO.: 000550-051828  
ORDER NO.: 150157689

PLEASE FIND ENCLOSED HERewith ITEMS CHECKED BELOW:

- CERTIFIED COPY
- OWNERS POLICY
- ALTA POLICY
- CORRECTED GUARANTEE, POLICY AND/OR ENDORSEMENT
- ENDORSEMENT
- PRELIMINARY REPORT
- SUPPLEMENTAL REPORT
- TRUSTEE'S SALE GUARANTEE (WITH OPTION FOR JUDICIAL FORECLOSURE)



MIKE SCOTT, TITLE OFFICER