

In addition to the requirements for notice of sale set forth in ORS 86.740 and 86.745, the trustee shall ~~serve mail to~~ on the grantor of a trust deed of residential property a notice in substantially the following form:

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
_____ [address].

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

In order to bring your mortgage loan current, ~~you would~~ the amount you need to pay as of
_____ is approximately \$ _____, by [date].

By law, your lender has to provide you with details on how much you owe, if you ask. If you want these details, you can call your lender or the trustee at (800) _____.

You have the right to send a certified letter to get details on how much you owe.

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

Date and time: _____, _____, 200__, at _____
Place:

THIS IS WHAT YOU CAN DO TO STOP THE SALE:

1. You can stop the sale by paying the amount past due or correcting 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.
2. If you cannot pay, sometimes lenders are willing to give you more time or change the terms of your loan. You can call your loan servicer at _____ to talk about these options.
3. You can sell your home.
4. 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 _____

_____. 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 visit their Web site: <http://www.osbar.org/public/ris/ris.html#referral> .. Legal assistance may be available to low income Oregonians who meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://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 any such offers. Make sure you understand any papers you are asked to sign. If you have any questions, consult with one of the organizations mentioned above.

DATED: _____, 2007

Trustee:

[Trustee]

[Trustee's Phone Number]

(a) The Director of the Department of Consumer and Business Services shall establish by rule the statewide telephone contact number and website that must be inserted in the notice required by subsection (b).

86.750 Service and publication of notice; recording proof of compliance. (1) The notice prescribed in ORS 86.745 shall be served upon an occupant of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3) at least 120 days before the day the trustee conducts the sale.

(2) A copy of the notice of sale shall be published in a newspaper of general circulation in each of the counties in which the property is situated once a week for four successive weeks. The last publication shall be made more than 20 days prior to the date the trustee conducts the sale.

(3) On or before the date the trustee conducts the sale, an affidavit of mailing notice of sale and the notice required under ORS 86.____, proof of service (if any), and an affidavit of publication of notice of sale shall be recorded in the official records in the county or counties in which the property described in the deed is situated. [1959 c.625 §8; 1961 c.616 §5; 1965 c.457 §5; 1979 c.879 §3; 1983 c.719 §6; 1985 c.817 §4]