

49040  
After Recording Return to:

Vol. 1197 Page 38502  
09-AQ-10479 (0001) AMT

REGIONAL TRUSTEE SERVICES CORPORATION  
2730 WASHINGTON MUTUAL TOWER  
1201 THIRD AVENUE  
SEATTLE, WA, 98101

ATC 04046525

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, ROBERTA L. BUCHANAN, being first duly sworn,  
depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or his 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 notice of sale by mailing a copy 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TSG NOTIFY: NONE

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) any person, including the Department of Revenue or any 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 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by an authorized representative of 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 SEATTLE, Washington, on August 1, 1997. 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 and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.



38503

09-AQ-10479 (0002) AMT2

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

REGIONAL TRUSTEE SERVICES CORPORATION

By: Roberta L. H. Buchanan

Subscribed and sworn to before me on August 1, 1997.

(SEAL)

NICHOLAS E. LAVANDIER  
STATE OF WASHINGTON  
NOTARY---PUBLIC  
MY COMMISSION EXPIRES 3-05-00

Nicholas E. Lavandier  
Notary Public for Washington

My commission expires: 03-05-00

EXHIBIT A:

GRANTORS

KEVIN W. ROSE  
1508 DAYTON STREET  
KLAMATH FALLS, OR 97603

PARTIES IN POSSESSION  
1508 DAYTON STREET  
KLAMATH FALLS, OR 97603

KEVIN W. ROSE  
9632 BALL ROAD #18  
ANAHEIM, CA 92804



38504

OREGON

IN THE \_\_\_\_\_ COURT OF THE STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ : COURT CASE NO. \_\_\_\_\_AMERIQUEST MORTGAGE COMPANY FKA LONG  
BEACH MORTGAGE COMPANYKEVIN W ROSE, <sup>vs</sup> AN ESTATE IN FEE SIMPLE

## PROOF OF SERVICE

STATE OF OREGON )  
County of JACKSON ) SS.I hereby certify that on the 20 day of July, 1997, at the hour of 1755  
I served OCCUPANTS

- X \_\_\_\_\_ Personal Service (personally and in person)  
 \_\_\_\_\_ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)  
 \_\_\_\_\_ Office Service (by serving the person apparently in charge)  
 \_\_\_\_\_ By posting (said residence)

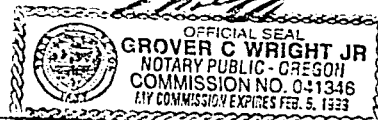
A certified/true copy of:

- |  |                           |                    |
|--|---------------------------|--------------------|
| _____ Summons                          | _____ Writ of Garnishment | _____ Small Claims |
| _____ Motion                           | _____ Order               | _____ Affidavit    |
| _____ Complaint                        | _____ Citation            | _____ Subpoena     |
| _____ Petition                         | _____ Notice              | _____ Decree       |
| X _____ Other: TRUSTEES NOTICE OF SALE |                           |                    |

Together with a copy of \_\_\_\_\_

TO DOLORES GONZALES At 1508 DAYTON ST  
(ONLY ADULT OCCUPANT) KLAMATH FALLS, OR. 97603NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer,  
director or employee of, nor attorney for any party, corporate or otherwise and knew that the person,  
firm or corporation served is the identical one named in the action.Subscribed to and sworn to before me this  
23 day of July, 1997DANIEL SMITH (#18)  
Cleveland Investigation Company  
(541) 535-6005Papers  
Received From INTERSTATE TRUSTEE SERVICES  
2730 WA TOWER/1201 3RD AV  
SEATTLE  
WA 98101  
FEDERAL ID # 93-0904214  
206-340-2550  
ATTN:

Remit to: CIC	Service Fee	\$ 35.00
P.O. Box 230	Mileage	\$
Talent, OR 97540	Rush/Emergency	\$
Date: 7/21/97	Incorrect Add.	\$
CIC File # 18694-K		\$
Client No.	Amount Paid	\$ 0.00
	TOTAL DUE	\$35.00



38505

09-AQ-10479 (0003) TNOS1

**TRUSTEE'S NOTICE OF SALE**

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq.  
Trustee No.: 09-AQ-10479

Reference is made to that certain trust deed made by KEVIN W. ROSE, AN ESTATE IN FEE SIMPLE, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY F/K/A LONG BEACH MORTGAGE COMPANY, as beneficiary, dated July 25, 1996, recorded August 5, 1996, in the mortgage records of KLAMATH County, Oregon, in Book M96, Page 23716. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by AMERIQUEST MORTGAGE COMPANY F/K/A LONG BEACH MORTGAGE COMPANY. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 11 IN BLOCK 3 BRYANT TRACTS #2, ACCORDING TO THE OFFICIAL PLAT THEREOF  
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The street address or other common designation, if any, of the real property described above is purported to be:

1508 DAYTON STREET  
KLAMATH FALLS OR 97603

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due, the following sums:

Payments:			
4	payments at \$	317.39 each;	\$ 1,269.56
0	payments at \$	each;	\$
( 04-01-97	through 07-17-97 )		
Late Charges:			\$ 63.48
Prior accumulated late charges:			\$
Beneficiary Advances (with interest if applicable)			\$
TOTAL:			\$ 1,333.04

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following:

UNPAID PRINCIPAL BALANCE OF \$33,851.94, AS OF 03-01-97, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 10.750% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.

WHEREFORE, notice hereby is given that the undersigned trustee will, on December 3, 1997, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, at FRONT ENTRANCE TO ASPEN TITLE & ESCROW, INC., 525 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash, the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee.



38506

09-AQ-10479 (0004) TNOS2


Notice is further given that any person named in ORS 86.753 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 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's and attorney's fees.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: July 17, 1997

REGIONAL TRUSTEE SERVICES CORPORATION  
f/k/a INTERSTATE TRUSTEE SERVICES CORPORATION  
Successor Trustee

BY

  
ALETA LAVANDIER, PRESIDENT  
1201 THIRD AVENUE, SUITE 2730  
SEATTLE, WA 98101 (206) 340-2550  
Sale Information: (206) 654-5545

STATE OF WASHINGTON

COUNTY OF KING

} ss.

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Authorized Representative of Trustee



# Affidavit of Publication

385C7

## STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, Office Manager,  
being first duly sworn, depose and say  
that I am the principal clerk of the  
publisher of the Herald and News  
a newspaper in general circulation, as  
defined by Chapter 193 ORS, printed and  
published at Klamath Falls in the  
aforesaid county and state; that the

LEGAL #9847

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for FOUR

( 4 ) insertion(s) in the following issues:  
OCTOBER 8/15/22/29, 1997

Total Cost: \$758.40

Subscribed and sworn before me this 29TH  
day of OCTOBER 19 97

Debra A. Griebble  
Notary Public of Oregon

My commission expires 3-15 2000



TRUSTEE'S NOTICE  
Pursuant to ORS  
66.703, et seq. and  
ORS 79.001, et seq.  
Trustee: Julie Hughes  
09-AQ-10477  
References is made to  
that certain trust deed  
made by KEVIN W.  
ROSEMAN ESTATE IN  
TRUST, as grantor,  
for, to Klamath  
County Title Com-  
pany, as trustee, in  
favor of AMERICAN  
MORTGAGE COMPAN-  
Y, F/K/A LONG  
BEACH MORTGAGE  
COMPANY, as benefici-  
ary, dated July 25, 1993,  
recorded August 5,  
1996, in the mortgage  
records of Klamath  
County, Oregon, in  
Book M96, Page 237.  
The beneficiary, inter-  
est under said trust deed  
and the obligations se-  
cured thereby are pre-  
sently held by AMERI-  
QUEST MORTGAGE  
COMPANY, F/K/A  
LONG BEACH MORT-  
GAGE COMPANY. Said  
Trust Deed encumbers  
the following described  
real property situated  
in said county and  
state, to-wit: LOT 11  
IN BLOCK 3  
BRYANT TRACTS #2,  
ACCORDING TO THE  
OFFICIAL PLAT  
THEREOF ON FILE IN  
THE OFFICE OF THE  
COUNTY CLERK OF  
KLAMATH COUNTY,  
OREGON.  
The street address or  
other common designa-  
tion, if any, of the real  
property described  
above is purported to  
be:  
1508 DAYTON STREET  
KLAMATH FALLS, OR  
97603  
The undersigned Trus-  
tee disclaims any liabil-  
ity for any incorrec-  
t-ness of the above street  
address or other com-  
mon designation. Both  
the beneficiary and  
the trustee have  
elected to sell the said  
real property to satisfy  
the obligations secured  
by said trust deed and a  
notice of default has  
been recorded pursuant  
to Oregon Revised Sta-  
tutes 86.725 (3); the de-  
fault for which the fore-  
closure is made is gran-  
tor's failure to pay the  
for's full amount of the  
when due, the following  
sums:  
Payments: \$1,267.56  
4 payments at \$317.39  
each, \$1,269.56  
0 payments at \$ each  
(04-01-97 through 07-17-  
97) \$1,269.56  
Late Charges: \$63.48  
Prior accumulated late  
charges: \$  
Beneficiary Advances: \$  
(with interest if appli-  
cable) \$  
TOTAL: \$1,333.04  
ALSO, if you have prop-  
erty which the grantor  
failed to pay taxes on or  
had the property, provide  
power to convey at the  
insurance on the prop-  
erty or pay other senior  
liens or encumbrances  
as required in the note-  
and deed of trust, the  
beneficiary may insist  
that you do so in order  
to reinstate your ac-  
count in good standing.  
The beneficiary may there-  
fore require, as a condi-  
tion to reinstatement  
of the property, the in-  
clusion of a reasonable  
charge for the trustee's  
written evidence that  
you have paid all senior  
liens or encumbrances  
property taxes, and in  
hazard insurance pre-  
miums. These require-  
ments for reinstatement  
should be confirmed by  
contacting the undersig-  
ned Trustee and the  
deed reinstated by pay-  
ment to the beneficiary  
of the entire amount  
owed then due (other  
than the portion of the  
deed immediately due  
and payable; said sum  
being the following: UN-  
PAID PRINCIPAL balance  
of \$33,851.94, AS OF 03-01-  
97, PLUS, FROM THAT  
DATE UNTIL PAID, the  
accrued and accruing  
interest at the rate of  
10.75% per annum, plus  
any late charges, neces-  
sary to cure the default,  
by paying all FORECLOSURE  
costs, TRUSTEE's fees,  
ATTORNEY's fees, and  
fees, sums required for  
proper protection of the  
property and additional  
sums secured by the deed  
of trust. The masculine  
gender includes the  
feminine and the neuter,  
and the singular includes



00000

38508

THE GRANTOR, THE WORD  
 "GRANTOR" IS USED IN ANY  
 SUCCESSION IN RELATION TO  
 THE GRANTOR AS WELL AS  
 ANY OTHER PERSON OWING  
 AN OBLIGATION. THE PER-  
 FORMANCE OF WHICH IS  
 SECURED BY THE TRUST  
 DEED, AND THE WORDS  
 "TRUSTEE" AND "CO-TRUS-  
 TEE" INCLUDE THEIR RE-  
 SPECTIVE SUCCESSORS IN  
 INTEREST. IF ANY  
 DATE: 2017-11-24  
 REGIONAL TRUSTEE  
 SERVICES CORPORATION  
 17001 1ST AVE  
 SEATTLE, WA 98148  
 BY: JEFFREY L. LAM-  
 ANDER, PRESIDENT  
 1501 THIRD AVE  
 SUITE 200  
 SEATTLE, WA 98101  
 (206) 464-2550  
 SRA (JL) (M) (S) (S)  
 (634) 464-2550  
 STATE OF WASHING-  
 TON  
 COUNTY OF KING  
 I certify that I am an  
 authorized representa-  
 tive of the trustee and the  
 foregoing is a correct and  
 exact copy of the  
 original trust deed  
 of said  
 as/Debra K. Hoffman  
 Authorized Representative  
 of the Trustee  
 1984 October 1, 15, 12,  
 27, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day  
 of November A.D., 19 97 at 3:50 o'clock P. M., and duly recorded in Vol. M97  
 of Mortgages on Page 38502.

FEE \$40.00

By Bernetha G. Letsch County Clerk  
Kathleen Rose