

72170

Vol. 198 Page 47423

REGIONAL TRUSTEE SERVICES CORPORATION  
720 SEVENTH AVENUE, SUITE 400  
SEATTLE, WA, 98104

09-AQ-13833 (0002) AMT1

ASPEN 04048291  
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING ) ss.

I, Melinda Luke, 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

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

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 September 4, 1998. 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.



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09-AQ-13833 (0003) 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

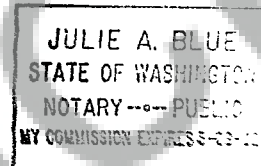
By: *Marie J. Lee*

Subscribed and sworn to before me on September 4, 1998.

(SEAL)

*Julie A. Blue*  
Notary Public for Washington

My commission expires: 3-9-02





47425

09-AQ-13833 (0004) AMT2

EXHIBIT A:

GRANTORS

LAWRENCE CHARLES MOLINA  
619 PINE STREET  
CHILOQUIN, OR 97624

DARLENE JOAN MOLINA  
619 PINE STREET  
CHILOQUIN, OR 97624

PARTIES IN POSSESSION  
619 PINE STREET  
CHILOQUIN, OR 97624

LAWRENCE CHARLES MOLINA  
P.O. BOX 1107  
CHILOQUIN, OR 97624

DARLENE JOAN MOLINA  
P.O. BOX 1107  
CHILOQUIN, OR 97624



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09-AQ-13833 (0005) AMT2

EXHIBIT B:

TSG NOTIFY

WAYNE HUGH NICHOLS  
BOX 1134  
LAKEVIEW, OR 97624

WAYNETTE NICHOLS  
BOX 252  
CHILOQUIN, OR 97624



47427

[A[B

Aspen 04047291  
KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 98-02663

Received for Service 08/25/98

I hereby certify that I received for service on  
OCCUPANTS, ALL  
the within:

TRUSTEE'S NOTICE OF SALE

OCCUPANTS, ALL  
was served personally, and in person, at  
619 PINE  
CHILOQUIN , OR, on 09/02/98,  
at 08:22 hours.

All search and service was made within Klamath County, State of  
Oregon.

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

By *Richard Hamilton*  
HAMILTON, RICHARD

ADDITIONAL PERSONS LIVING AT THE ABOVE MENTIONED ADDRESS ARE THE FOLLOWING:

TIFFANY MOLINA	5-30-85
RICHARD MOLINA	2-7-87
HEATHER MOLINA	3-26-89
SHANON BOGGS	1-5-91
ERIAN BOGGS	10-12-92
STEVE SILBER	8-25-79
GERRY CUNNINGHAM	3-6-61

Copy to:

CLEVELAND INVESTIGATION  
P O BOX 230  
TALENT

OR 97540

STATE OF OREGON

COUNTY OF KLAMATH

This instrument was acknowledged before me on 9-8-98  
by *Richard Hamilton*, as a duly appointed and commissioned  
Deputy of Carl R. Burkhart, Sheriff of Klamath County, Or.

*Cecilia Johnson*  
Notary for State of Oregon  
My Commission Expires: 08-24-02



47428

09-AQ-13833 (0029) 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-13833

Reference is made to that certain trust deed made by LAWRENCE CHARLES MOLINA AND DARLENE JOAN MOLINA, HUSBAND AND WIFE, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of AMERIQUEST MORTGAGE COMPANY F/K/A LONG BEACH MORTGAGE COMPANY, as beneficiary, dated December 30, 1994, recorded January 13, 1995, in the mortgage records of Klamath County, Oregon, in Book M95, Page 927. 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:

THE NORTH HALF OF THE EAST HALF OF GOVERNMENT LOT 9 IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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

619 PINE STREET  
CHILOQUIN OR 97624

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:	payments at \$	763.09 each;	\$	3,052.36
4	payments at \$	each;	\$	
0	( 05-01-98 through 08-16-98 )			
Late Charges:			\$	116.08
Prior accumulated late charges:			\$	422.22
Beneficiary Advances (with interest if applicable)			\$	298.47
			\$	3,889.13

**TOTAL:**

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 \$51,910.65, AS OF 04-01-98, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 13.000% 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 January 5, 1999, 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.



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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: August 18, 1998

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

By 

JILL GREEN, VICE PRESIDENT  
720 SEVENTH AVENUE, SUITE 400  
SEATTLE, WA 98104 (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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day  
of December A.D., 19 98 at 11:33 o'clock A. M., and duly recorded in Vol. M98  
of Mortgages on Page 47423.

FEE \$40.00

Bernetha G. Letsch, County Clerk  
By Kathleen Rosen



Recording Date December 29, 1998  
MISSING DOCUMENT #72171  
Numbering Error

Unofficial  
Copy