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ASPEN, 04047967

Vol. 1799 Page 6672
09-AQ-13176 (0006) AMT1

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

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, Melinda Leake, 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 October 30, 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.

6673

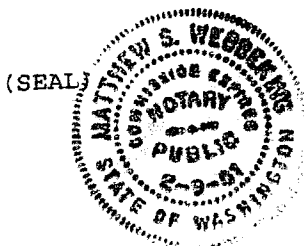
09-AQ-13176 (0007) AMT2

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: *Matthew S. Wibeeking*

Subscribed and sworn to before me on October 30, 1998.



Matthew S. Wibeeking
MATTHEW S. WIBEERING
Notary Public for Washington

My commission expires: 2/9/01

EXHIBIT A:
GRANTORS

GARY L. INGRAM, JR.
623 HIGH STREET
KLAMATH FALLS, OR 97601

PARTIES IN POSSESSION
623 HIGH STREET
KLAMATH FALLS, OR 97601

GARY L. INGRAM, JR.
14241 LAFAYETTE CIRCLE
LAFAYETTE, CA 94549

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09-AQ-13176 (0009) AMT2

EXHIBIT B:

TSG NOTIFY

BRADLEY L. BACKEBERG
1001 CAROL LANE
LAFAYETTE, CA 94549

PAVE & SEAL, INC.
5506 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603

PAVE & SEAL, INC.
C/O BARRY RIGO, REG. AGENT
5506 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON
COUNTY OF KLAMATH
317 SOUTH SEVENTH STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON
COUNTY OF KLAMATH
316 MAIN STREET
KLAMATH FALLS, OR 97601

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON

County of Klamath

I, Ed Foreman, being first duly sworn, depose and say: That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath county, State of Oregon. I am not a party to, an attorney in, or interested in any suit or action involving the property described below.

That on the 23rd DAY OF October, 1998, after personal inspection, I found the following described real property to be unoccupied.

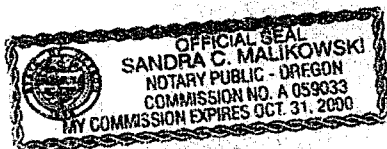
Notice was posted to the front door of the property of 623 High Street, Klamath Falls, Oregon 97601 at 11:02 A.M. October 23, 1998

Commonly described as, (street address) 623 High Street

Klamath Falls Oregon

Ed Foreman

Subscribed and Sworn to before me this 23 day of October, 1998.



Sandra C. Malikowski

Notary Public for Oregon

My Commission expires: 10/31/2000

AMENDED

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-13176

Reference is made to that certain trust deed made by GARY L. INGRAM, JR., AN ESTATE IN FEE SIMPLE, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated March 26, 1997, recorded March 31, 1997, in the mortgage records of KLAMATH County, Oregon, in Instrument No. 35181, VOLUME M97, PAGE 9304. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF SALOMON BROTHERS MORTGAGE SECURITIES VII, INC., UNDER THE APPLICABLE POOLING AND. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 2 IN BLOCK 41 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
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:

623 HIGH STREET
KLAMATH FALLS OR 97601

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:				
13	payments at \$	each;	\$	7,078.89
0	payments at \$	each;	\$	
(10-01-97	through 10-16-98)			
Late Charges:				
Prior accumulated late charges:			\$	352.25
Beneficiary Advances (with interest if applicable)			\$	1,270.00
TOTAL:			\$	8,701.14

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 \$52,409.70, AS OF 09-01-97, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 11.250% 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 March 3, 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.

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: October 16, 1998

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

BY Deborah Kaufman
DEBORAH KAUFMAN, SECRETARY
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

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business 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 #1930

AMENDED TRUSTEE'S NOTICE OF SALE.

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

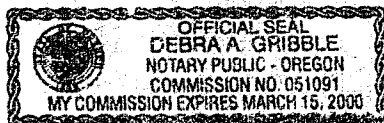
(4) insertion(s) in the following issues:
JANUARY 6/13/20/27, 1999

Total Cost: \$871.00

Subscribed and sworn before me this 27TH
day of JANUARY 1999

Debra A. Grizzle
Notary Public of Oregon

My commission expires 3-15 20 00



NOTICE OF SALE OF REAL PROPERTY
WHEREFORE notice
hereof is given that the
undersigned Trustee
will on March 31, 1999
at the hour of 10:00
A.M. in accordance with the
standard of time estab-
lished by ORS 197.110
TO ASHEN TRUSTEE
ESCROW, INC. 7523
MAIN STREET, KLA-
MATH FALLS, County
of KLAMATH, State of
Oregon, sell at public
auction to the highest
bidder for cash, the in-
terest in the said de-
scribed real property
which the grantor had
or had power to convey
at the time of the exe-
cution by him of the
said trust deed, together
with any interest in the
said property acquired after the exe-
cution of said trust
deed, in satisfaction of
the foregoing obligations
thereby secured and
to the City of Klamath
Falls, Oregon, including a re-
cording charge by the
trustee.

Notice is further given
that any person named
in ORS 86.751 has the
right, at any time prior
to five days before the
date first set for the
sale, to have this fore-
closure proceeding dis-
missed and the trust
deed reinstated by pay-
ing to the beneficiary the
entire amount secured by said
trust deed, together with
any interest thereon, and
payable said sums such
portion of the balance
of the said debt as shall
be due and payable at the
time of the sale.

The undersigned Trust-
ee, by reason of said de-
fault, the beneficiary missed and the trust
deed has been declared in default and the
obligation to the beneficiary
secured by said trust deed, together with
any interest thereon, and
payable said sums such
portion of the balance
of the said debt as shall
be due and payable at the
time of the sale.

BEACH MORTGAGE
COMPANY, as Beneficiary
of the said trust deed, has
been duly notified of the
default and the beneficiary
has failed to pay the sums
due and payable at the
time of the sale.

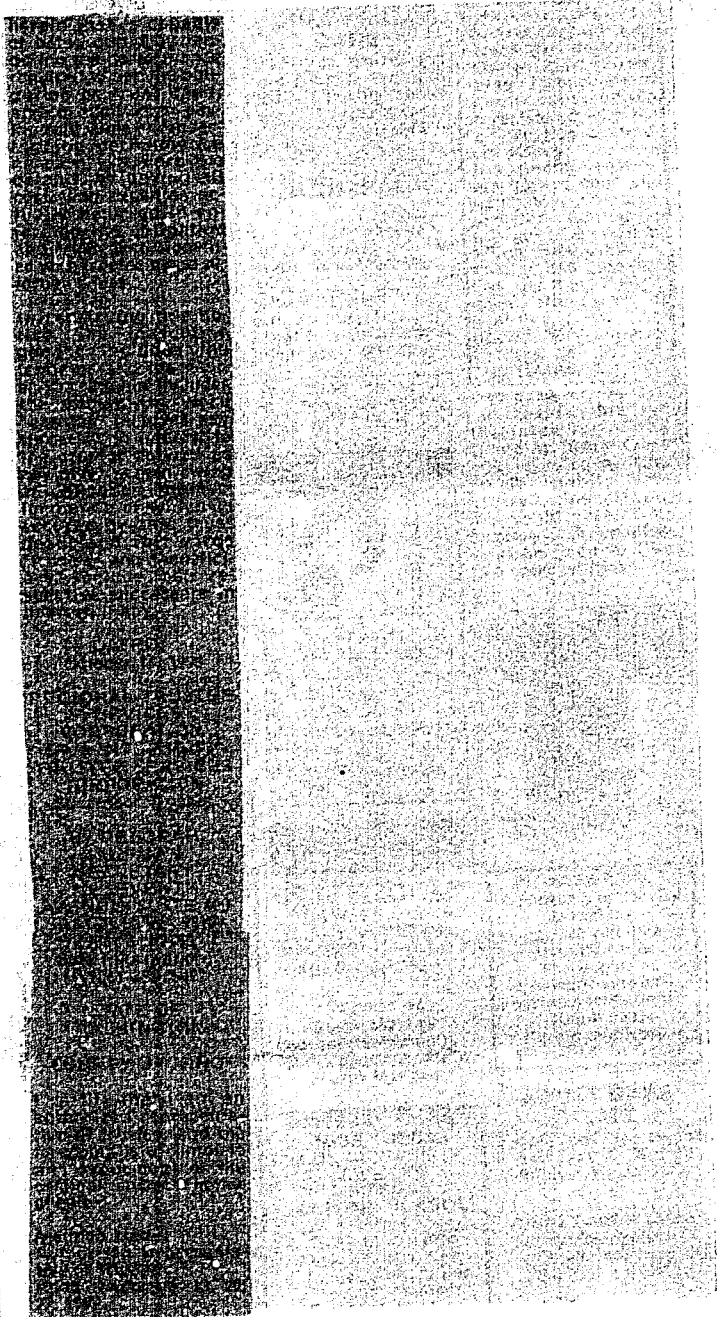
WHEREFORE, notice
hereof is given that the
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A.M. in accordance with the
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TO ASHEN TRUSTEE
ESCROW, INC. 7523
MAIN STREET, KLA-
MATH FALLS, County
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auction to the highest
bidder for cash, the in-
terest in the said de-
scribed real property
which the grantor had
or had power to convey
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The undersigned Trust-
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obligation to the beneficiary
secured by said trust deed, together with
any interest thereon, and
payable said sums such
portion of the balance
of the said debt as shall
be due and payable at the
time of the sale.

not build up to live bill 6680

2011-01-17
11:41:17 AM



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of February A.D., 1999 at 3:29 o'clock P. M., and duly recorded in Vol. M99
of Mortgages on Page 6672

Linda Smith, County Clerk

FEE

\$50.00

by Kathleen Ross