

'02 JAN 22 AM 10:47

Vol M02 Page 3835**RECORDING COVER SHEET FOR NOTICE
OF SALE PROOF OF COMPLIANCE PER
O.R.S. 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED
INTRUMENT FOR RECORDING, ANY ERRORS IN
THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 01/22/2002 10:47 a.m.
Vol M02, Pg 3835-3844
Linda Smith, County Clerk
Fee \$ 66.00 # of Pgs 10

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION
720 Seventh Avenue, Suite 400
Seattle, WA 98104

Trustee's Sale No: 09-LB-25535



MARK NAME(S) OF ALL THE TRANSACTION(S) described in the attached instrument. Fill in the Original Grantor on Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or Affidavit of Publication Notice of Sale or Proof of Service will be considered a transaction.

- ☐ **AFFIDAVIT OF MAILING NOTICE OF SALE** (must have trustee's notice of sale attached)
- ☐ **AFFIDAVIT OF PUBLICATION NOTICE OF SALE**
- ☐ **PROOF OF SERVICE /AFFIDAVIT OF NON-OCCUPANCY**

Original Grantor on Trust Deed

JOHN L. MCCLELLAN AND DEANNA R. MCCLELLAN, AS TENANTS BY THE ENTIRETY

Beneficiary

LONG BEACH MORTGAGE COMPANY

66A

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

3836

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF Washington, COUNTY OF KING } ss.

I, Ashley Batchelor, 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:

JOHN L. MCCLELLAN
DEANNA R. MCCLELLAN
PARTIES IN POSSESSION
2563 HOMEDALE ROAD
KLAMATH FALLS, OR, 97603

SEE EXHIBIT "A" 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 21, 2001. 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.

3837

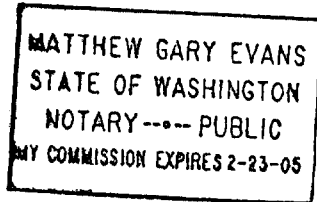
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

REGIONAL TRUSTEE SERVICES CORPORATION

By: *Chad B. Smith*

Subscribed and sworn to before me on September 21, 2001.

(SEAL)



Matthew Gary Evans
Notary Public for Washington

My commission expires: 2/23/2005
MATTHEW GARY EVANS

3838

EXHIBIT A:

TSG NOTIFY

ALRED L. EDGAR
3370 LAKE FOREST
CHILOQUIN, OR 97624

JUDY EDGAR
3370 LAKE FOREST ROAD
CHILOQUIN, OR 97624

ALFRED L. EDGAR
AS CUSTODIAN FOR SHERRI L. EDGAR
3370 LAKE FOREST ROAD
CHILOQUIN, OR 97624

NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3839

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-LB-25535

Reference is made to that certain trust deed made by JOHN L. MCCLELLAN AND DEANNA R. MCCLELLAN, AS TENANTS BY THE ENTIRETY, as grantor, to AMERITITLE, as trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated December 6, 2000, recorded December 15, 2000, in the mortgage records of KLAMATH County, Oregon, in Book M00, Page 45165. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by LONG BEACH MORTGAGE COMPANY. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

PARCEL 1, LAND PARTITION 20-00 BEING LOTS 7 AND 8, BLOCK 3 AND LOTS 7 AND 8, BLOCK 4 OF BAILEY TRACTS NO. 2 AND A PORTION OF VACATED RONALD STREET, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 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:

2563 HOMEDALE ROAD
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:			
7	payments at \$	1,127.79 each;	\$ 7,894.53
0	payments at \$	each;	\$
(03-01-01	through 09-13-01)	
Late Charges:			\$ 338.34
Prior accumulated late charges:			\$ 56.18
Beneficiary Advances (with interest if applicable)			\$ 31.00
			=====
TOTAL:			\$ 8,320.05

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 \$114,288.06, AS OF 02-01-01, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 11.450% 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 23, 2002, at the hour of 11:00 A.M., in accord with the standard of time established by ORS 187.110, at KLAMATH COUNTY COURTHOUSE, 316 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: September 13, 2001

REGIONAL TRUSTEE SERVICES CORPORATION
Successor Trustee

BY


CHRIS REBAOHN, VICE PRESIDENT
720 SEVENTH AVENUE, SUITE 400
SEATTLE, WA 98104 (206) 340-2550
Sale Information: (425) 227-7051
www.rtrustee.com

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

3841

AFFIDAVIT OF SERVICE

Trustee's Sale No.: 09-LB-25535
 Trustee's Sale Date: January 23, 2002
 Grantor/Successor: John L. McClellan

STATE OF OREGON)
) ss.
 COUNTY OF Klamath)

I hereby certify and swear that I am now and at all times herein mentioned a citizen of the United States and resident of the State of Oregon, over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness herein.

I made service of the attached Trustee's Notice of Sale upon the occupants of 2563 Homedale Rd. Klamath Falls, OR. 97603 pursuant to ORC §6.745 and ORC §7 D(2) and D(3):

PERSONAL SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant by delivering a copy to John L. McClellan personally and in person, on 9-17-01, at 8:00 AM.

SUBSTITUTED SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant, Deanna McClellan by delivering such true copy(s) at his/her dwelling house or usual place of abode, to John McClellan, who is a person over the age of 14 years and an occupant of residence, on 9-17-01, at 8:00 AM.

SUBSTITUTE SERVICE MAILER

That on the _____ day of _____, 20____, I deposited by regular/registered/certified mail with the United States Post Office a properly addressed, postage prepaid envelope containing a copy of said Trustee's Notice of Sale, addressed to Occupant(s), at the address stated in said Notice of Trustee Sale, with a statement of the date, time and place at which substitute service was made.
 (x) Substitute Service Mailer attached as a separate document.

NON-OCCUPANCY

I certified that I received the within document for service on the _____ day of _____, 20____. After due search, careful inquiry and diligent attempts at the address listed in the Trustee's Notice of Sale, I have been unable to effect process upon the occupant being served due to non-occupancy of said property (address listed above). The following attempts were made:

By: Troy W. Garrison
 Print Name: Troy W. Garrison

Subscribed and Sworn before me this 18th day of September, 2001.



Margaret A. Nielsen
 Notary Public and for the State of Oregon
 Commission Expires: 4-12-04

AFFIDAVIT OF MAILING
 STATE OF Oregon COUNTY OF Klamath

Gary's Process Service Plaintiff

09-LB-25535

~~XXXXXXXXXX~~
 Case Number

Trustee's Sale No.

Deanna McClellan and Defendant

all other occupants of
 2563 Homedale Rd.
 Klamath Falls, OR. 97603

I hereby certify that on the 18th day of September, 20 01, I mailed
 a Certified true copy of the Trustee's Notice of Sale to the
 above stated defendant, at the address of 2563 Homedale Rd.
Klamath Falls, OR. 97603 upon whom substitute service was made on the
17th day of September, 20 01, with a statement of the date, time and
 place at which service was made.

Dated this 18th day of September, 20 01.

By Candi S. Cordonnier
 Candi S. Cordonnier

Subscribed and sworn before me this 18th day of September, 2001.

Margaret A. Nielsen
 Notary Public for Oregon

My Commission Expires: 4-12-04



**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 # 4496

Notice of Sale/McClellan

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

Insertion(s) in the following issues:
November 28, December 5, 12, 19, 2001

Total Cost: \$904.50

Larry L. Wells
Subscribed and sworn
before me on: December 19, 2001

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004

**TRUSTEE'S
NOTICE OF SALE
Pursuant to ORS
86.705, et seq. and
ORS 79.5010, et seq.**

Trustee No:
09-LB-25535

Notice to borrower:

You should be aware that the undersigned is attempting to collect a debt and that any information obtained will be used for that purpose.

Reference is made to that certain trust deed made by JOHN L. MCCLELLAN and DEANNA R. MCCLELLAN, AS TENANTS BY THE ENTIRETY, as grantor, to AMERITITLE, as trustee, in favor of, LONG BEACH MORTGAGE COMPANY, as beneficiary, dated December 6, 2000, recorded December 15, 2000, in the mortgage records of KLAMATH County, Oregon, in Book M00, Page 45165. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by LONG BEACH MORTGAGE COMPANY. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: PARCEL 1, LAND PARTITION 20-00 BEING LOTS 7 AND 8, BLOCK 3 AND LOTS 7 AND 8, BLOCK 4 OF BAILEY TRACTS NO. 2 AND A PORTION OF VACATED RONALD STREET, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 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: 2563 HOMEDALE ROAD, 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: 7 payments at \$1,127.79 each; \$7,894.53; 0 payments at \$ each; (03-01-01); Late Charges: \$338.34; Prior Accumulated Late Charges: \$56.18; Beneficiary Advances (with interest if applicable) \$31.00; TOTAL: \$8,320.05.

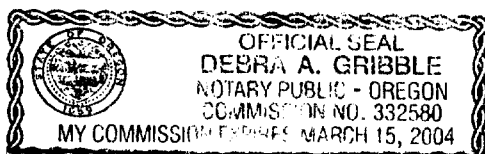
ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a 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.

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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 mascu-

line 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: September 13, 2001. By Chris Rebhuhn, Vice President, Successor Trustee; Regional Trustee Services Corporation, 720 Seventh Ave., Suite 400, Seattle, WA 98104; (206) 340-2550. Sale Information: (425) 227-7051. #4496 November 28, December 5, 12, 19, 2001.