

02 APR 12 PM 1:21

**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
INSTRUMENT FOR RECORDING, ANY ERRORS IN
THIS COVER SHEET DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

Vol M02 **Page** 21700

State of Oregon, County of Klamath
Recorded 04/12/2002 1:21 p.m.
Vol M02, Pg 21700 - 21708
Linda Smith, County Clerk
Fee \$ 61.00 # of Pgs 9

WHEN RECORDED MAIL TO

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

Trustee's Sale No: 09-LB-26566



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

JOSEPH E. CHAVEZ AND VICKIE L. CHAVEZ, HUSBAND AND WIFE

Beneficiary

LONG BEACH MORTGAGE COMPANY

REGIONAL TRUSTEE SERVICES CORPORATION
 720 Seventh Avenue, Suite 400
 Seattle, WA 98104
 Phone: (206) 340-2550 / Fax:

Trustee Sale No.: 09-LB-26566



Affidavit of Mailing Trustee's Notice of Sale

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I, being first duly sworn, state that I am now, and at all times herein mentioned was a citizen of the United States a resident of the State of Washington, and 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.

That 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:

JOSEPH E. CHAVEZ, 905 WASHBURN WAY, KLAMATH FALLS, OR, 97603
 VICKIE L. CHAVEZ, 905 WASHBURN WAY, KLAMATH FALLS, OR, 97603
 PARTIES IN POSSESSION, 905 WASHBURN WAY, KLAMATH FALLS, OR, 97603
 VICKIE CASEY, 905 WASHBURN WAY, KLAMATH FALLS, OR, 97603
 VICKIE THOMPSON, 905 WASHBURN WAY, KLAMATH FALLS, OR, 97603
 VICKIE BYRD, 905 WASHBURN WAY, KLAMATH FALLS, OR, 97603

UNITED FINANCE COMPANY, 2316 SOUTH 6TH STREET SUITE D, KLAMATH FALLS, OR, 97601
 UNITED FINANCE COMPANY, 515 EAST BURNSIDE STREET, PORTLAND, OR, 97214
 UNITED FINANCE COMPANY, C/O RICHARD A. PARKER, REGISTERED AGENT, 515 EAST BURNSIDE STREET, PORTLAND, OR, 97214
 DON VAN CHRISTENSEN, C/O FIRST AMERICAN TITLE INSURANCE COMPANY, 422 MAIN STREET, KLAMATH FALLS, OR, 97601
 LON WAKE CHRISTENSEN, C/O FIRST AMERICAN TITLE INSURANCE COMPANY, 422 MAIN STREET, KLAMATH FALLS, OR, 97601
 JOSEPH EDDIE CHAVEZ, C/O FRED LONG, TRUSTEE, POB 467, EUGENE, OR, 97440
 JOSEPH EDDIE CHAVEZ, C/O DOUGLAS V. OSBORNE, ATTY, 439 PINE STREET, KLAMATH FALLS, OR, 97601
 VICKIE LYNN CHAVEZ, C/O FRED LONG, TRUSTEE, POB 467, EUGENE, OR, 97440
 VICKIE LYNN CHAVEZ, C/O DOUGLAS V. OSBORNE, ATTY, 439 PINE STREET, KLAMATH FALLS, OR, 97601
 VICKIE CASEY, C/O FRED LONG, TRUSTEE, POB 467, EUGENE, OR, 97440
 VICKIE THOMPSON, C/O FRED LONG, TRUSTEE, POB 467, EUGENE, OR, 97440
 VICKIE BYRD, C/O FRED LONG, POB 467, EUGENE, OR, 97440
 VICKIE CASEY, C/O DOUGLAS V. OSBORNE, ATTY, 439 PINE STREET, KLAMATH FALLS, OR, 97601
 VICKIE THOMPSON, C/O DOUGLAS V. OSBORNE, ATTY, 439 PINE STREET, KLAMATH FALLS, OR, 97601
 VICKIE BYRD, C/O DOUGLAS V. OSBORNE, ATTY, 439 PINE STREET, KLAMATH FALLS, OR, 97601

Said persons include (a) the grantor in the trust deed, (b) 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 DECEMBER 14, 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.

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

SUBSCRIBED AND SWORN TO before me on

12/17/01

NOTARY PUBLIC for WASHINGTON

My commission expires: 5/5/04



21703

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.

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.
Trustee's Sale No. 09-LB-26566



Reference is made to that certain Deed of Trust made by, JOSEPH E. CHAVEZ AND VICKIE L. CHAVEZ, HUSBAND AND WIFE, as grantor, to FIRST AMERICAN TITLE, as Trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated 9/7/2000, recorded 9/14/2000 in Volume M00, page 33619, of Deeds of Trust, under Instrument No. ---, records of KLAMATH County, OREGON. 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:

LOT 15, OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

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

905 WASHBURN WAY
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:

	Amount due as of December 13, 2001 -----
Delinquent Payments from March 01, 2001	
10 payments at \$ 761.68 each	\$ 7,616.80
(03-01-01 through 12-13-01)	
Late Charges:	\$ 274.23
Beneficiary Advances:	\$ 1,361.00
	=====
TOTAL:	\$ 9,252.03

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 \$80,182.64, PLUS interest thereon at 10.950% per annum from 2/1/2001, until paid., together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee, will on April 16, 2002, at the hour of 11:00 AM, 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 property which the grantor had, or had the 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 not exceeding the amounts provided by said ORS 86.753.

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: December 13, 2001

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By


CHRIS REBHUHN, VICE PRESIDENT

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

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

PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

STATE OF: Oregon
COUNTY OF: Klamath

CASE #:

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original. **Trustee's Notice of Sale for Occupants of 905 Washburn Way, Klamath Falls, Oregon 97603**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Joseph Chavez at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Joseph Chavez, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Vickie Chavez.

☐ **OFFICE SERVICE:** At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy of Original with _____, the person who is apparently in charge.

☐ **SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.**

Upon _____, by (a) delivering such true copies personally and in person to _____
_____ a Corporation, or Limited Partnership, etc.
to: _____ who is a/the _____ thereof, or
(b) leaving such true copies with _____, the person who is apparently in charge of the office of
_____, who is a/the _____ thereof.

☐ **OTHER METHOD:** By leaving an Original or True Copy with _____.

☐ **NOT FOUND:** I certify that I received the within document(s) for service on _____ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, _____ within _____ County.

905 Washburn Way Klamath Falls, Oregon 97603
ADDRESS OF SERVICE

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

July 13, 2001
DATE OF SERVICE

5:29 P.M.
TIME OF SERVICE

☐ or not found

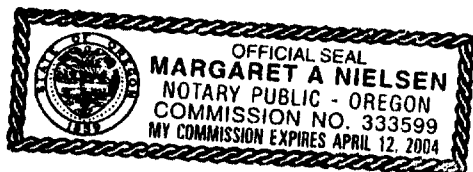
By:

Ed Foreman
Ed Foreman

Dated this 10th day of April, 2002.

Subscribed and sworn to before me by Ed Foreman

Margaret A. Nielsen
Notary Public for Oregon



21706

AFFIDAVIT OF MAILING
STATE OF Oregon COUNTY OF Klamath

Gary's Process Service Plaintiff

Trustee's Notice

Case Number

Vickie Chavez Defendant

I hereby certify that on the 16th day of July, 2001, I mailed
a Certified true copy of the Trustee's notice of Sale to the
above stated defendant, at the address of 905 Washburn Way
Klamath Falls, OR. 97603 upon whom substitute service was made on the
13th day of July, 2001, with a statement of the date, time and
place at which service was made.

Dated this 16th day of July, 2001.

By Candi S. Cordonnier
Candi S. Cordonnier

Subscribed and sworn before me this 16th day of July, 2001.

Margaret A. Nielsen
Notary Public for Oregon

My Commission Expires: 4-12-04



Affidavit of Publication

21707

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 # 4530

Notice of Sale/Chavez

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:

December 23, 30, 2001, Jan. 6, 13, 2002

Total Cost: \$823.50

Subscribed and sworn

before me on: January 13, 2002

Notary Public of Oregon

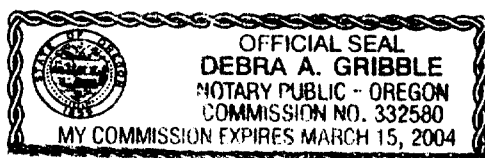
My commission expires March 15, 2004

**TRUSTEE'S
NOTICE OF SALE**
Pursuant to ORS
86.705 et seq. and
ORS 79.5010, et seq.
Trustee's Sale No.
09-LB-26566

Reference is made
to that certain Deed
of Trust made by,
JOSEPH E. CHA-
VEZ AND VICKIE
L. CHAVEZ, HUS-
BAND AND WIFE,
as grantor, to
FIRST AMERICAN
TITLE, as Trustee,
in favor of LONG
BEACH MORT-
GAGE COMPANY,
as beneficiary, dated
9/7/2000, record-
ed 9/14/2000 in Vol-
ume M00, page
33619, of Deeds of
Trust, under Instru-
ment No. , records
of KLAMATH Coun-
ty, OREGON. The
beneficial interest
under said Trust
Deed and the obliga-
tions secured there-
by are presently
held by LONG
BEACH MORT-
GAGE COMPANY.
Said Trust Deed en-
cumbers the follow-
ing described real
property situated in
said county and
state, to-wit:
LOT 15, OLD OR-
CHARD MANOR,
ACCORDING TO
THE OFFICIAL
PLAT THEREOF
ON FILE IN THE
OFFICE OF THE
CLERK OF KLA-
MATH COUNTY,
OREGON. The
street address or
other common des-
ignation, if any, of
the real property de-
scribed above is
purported to be: 905
WASHBURN WAY,
KLAMATH FALLS,
OR 97603.
The undersigned
Trustee disclaims
any liability for any
incorrectness of the
above street address
or other common
designation.
Both the beneficia-

ry and the trustee
have elected to sell
the said real proper-
ty to satisfy the obli-
gations secured by
said trust deed and
a notice of default
has been recorded
pursuant to Oregon
Revised Statutes
86.735(3); the de-
fault for which the
foreclosure is made
is grantor's failure
to pay when due, the
following sums:
Amount due as of
December 13, 2001:
Delinquent Pay-
ments from March
01, 2001: 10 pay-
ments at \$761.68
each (03-01-01
through 12-13-01) -
\$7,616.80; Late
Charges: \$274.23;
Beneficiary Advan-
ces: \$1,361.00; TO-
TAL: \$9,252.03.
ALSO, is you have
failed to pay taxes
on the property, pro-
vide insurance on
the property or pay
other senior liens or
encumbrances as re-
quired 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 bene-
ficiary may require
as a condition to re-
instatement that you
provide reliable
written evidence
that you have paid
all senior liens or
encumbrances,
property taxes, and
hazard insurance
premiums. These
requirements for re-
instatement should
be confirmed by
contacting the un-
dersigned Trustee.
By reason of said
default, the benefi-
ciary has declared
all sums owing on
the obligation se-
cured by said trust
deed immediately
due and payable,
said sums being the
following:
UNPAID PRINCIPAL BALANCE OF

\$80,182.64, PLUS in-
terest thereon at
10.950% per annum
from 2/1/2001, until
paid, together with
escrow advances,
foreclosure costs,
trustee fees, attor-
ney fees, sums re-
quired for the pro-
tection of the prop-
erty and additional
sums secured by the
Deed of Trust.
WHEREFORE,
notice hereby is giv-
en that the under-
signed trustee, will
on April 16, 2002, at
the hour of 11:00
AM, in accord with
the standard of time
established by ORS
187.110, at KLA-
MATH COUNTY
COURTHOUSE, 316
MAIN STREET,
KLAMATH FALLS,
County of KLA-
MATH, State of OR-
EGON, sell at public
auction to the high-
est bidder for cash,
the interest in the
said described prop-
erty which the gran-
tor had, or had the
power to convey, at
the time of the exe-
cution by him of the
said trust deed, to-
gether with any in-
terest which the
grantor or his suc-
cessors in interest
acquired after the
execution of said
trust deed, to satisfy
the foregoing obliga-
tions thereby se-
cured and the costs
and expenses of
sale, including a
reasonable charge
by the trustee.
Notice is further
given that any per-
son 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 proceed-
ing dismissed and
the trust deed rein-
stated 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 not exceeding the amounts provided by said ORS 86.753.

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: December 13, 2001. By: Chris Rebhuhn, Vice President, Regional Trustee Services Corporation, Trustee. Gary's Process Service, 108 Wells Ave. South, Renton, WA, 98055. (425) 277-0302.

#4530 December 23, 30, 2001, January 6, 13, 2002.