

02 MAY 24 AM 11:16

ASPEN 53577

Vol M02 Page 30857

**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 05/24/2002 11:16 a. m.
Vol M02, Pg 30857-64
Linda Smith, County Clerk
Fee \$ 56.00 # of Pgs 8

WHEN RECORDED MAIL TO

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

Trustee's Sale No: 09-WG-28385



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

ERIC S. MCGHEHEY AND JENNIFER A. MCGHEHEY, HUSBAND AND WIFE

Beneficiary

LONG BEACH MORTGAGE COMPANY

56A

30858

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

Trustee Sale No.: 09-WG-28385



Affidavit of Mailing Amended 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 Amended 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 Amended Notice of Sale by mailing a copy thereof by registered or certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

ERIC S. MCGHEHEY, 3415 CROSS ROADS, KLAMATH FALLS, OR, 97603
JENNIFER A. MCGHEHEY, 3415 CROSS ROADS, KLAMATH FALLS, OR, 97603
PARTIES IN POSSESSION, 3415 CROSS ROADS, KLAMATH FALLS, OR, 97603

KEY BANK NATIONAL ASSOCIATION, PO BOX 16430, BOISE, ID, 63715
RICHARD L. GARBUTT, ATTORNEY, 635 MAIN STREET, KLAMATH FALLS, OR, 97601
CANDACE AMBORN, TRUSTEE, CASE NO. 01-68884, POB 580, MEDFORD, OR, 97501-0214
ERIC SCOTT MCGHEHEY, 20760 KENO-WORDEN RD, KLAMATH FALLS, OR, 97603
JENNIFER ANNE MCGHEHEY, 20760 KENO-WORDEN RD, KLAMATH FALLS, OR, 97603

Said Amended Trustee's Notice of Sale was given in compliance with ORS 86.755(6), within 30 days after release from a stay of the foreclosure proceedings, and the above named persons include all of those persons listed in ORS 86.740 and ORS 86.750(1).

Each of the notices so mailed was certified to be a true copy of the original Amended Trustee's 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 4/4/2002, which was within 30 days after release from a stay of the foreclosure proceeding set forth therein.

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


Melissa Carlson

SUBSCRIBED AND SWORN TO before me on

4/4/2002

MATTHEW GARY EVANS
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 2-23-05


NOTARY PUBLIC for WASHINGTON
My commission expires: 2/23/2005

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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.

AMENDED TRUSTEE'S NOTICE OF SALE
(after release from stay)

Trustee's Sale No. 09-WG-28385



Reference is made to that certain Deed of Trust made by, ERIC S. MCGHEHEY AND JENNIFER A. MCGHEHEY, HUSBAND AND WIFE, as grantor, to ASPEN TITLE AND ESCROW, as Trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated 4/3/2000, recorded 4/10/2000 in Volume M00, page 11686, 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:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

The street address or other common designation, if any, of the real property described above is purported to be:
3415 CROSS ROADS
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 April 3, 2002 -----
Delinquent Payments from May 01, 2001	
11 payments at \$ 849.53 each	\$ 9,344.83
1 payments at \$ 1,106.72 each (05-01-01 through 04-03-02)	\$ 1,106.72
Late Charges:	\$ 467.03
Beneficiary Advances:	\$ 2,528.10
	=====
TOTAL:	\$ 13,446.68

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 \$93,959.15, PLUS interest thereon at 10.300% per annum from 4/1/2001 to 4/1/2002, 10.300% per annum from 4/1/2002, until paid., together with escrow advances,

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foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on January 2, 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; however, subsequent to the recording of said Notice of Default, the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on 3/8/2002.

WHEREFORE, notice hereby is given that the undersigned trustee, will on May 22, 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, (which is the new date, time and place set for sale) 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: April 03, 2002

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 
CHRIS REPUHN, VICE PRESIDENT
720 Seventh Avenue, Suite 400, Seattle, WA 98104
Phone: (206) 340-2550
Sale Information: <http://www.rtrustee.com>

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

30862

Exhibit A

Beginning from the corner of Sections 3, 4, 9 and 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, this being the pin South of Monument #3, as set by the Lovejoy Survey filed as Klamath County Survey #272; thence North 89° 50' 30" East, a distance of 1314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; thence North 89° 50' 30" East, a distance of 1296.6 feet to a point; thence North 0° 11' 30" West, a distance of 30 feet to the true point of beginning of this description; thence North 0° 11' 30" West, a distance of 334.0 feet to a point; thence North 89° 50' 30" East, a distance of 186.0 feet, more or less, to the West boundary of K.I.D. right of way for the E-5-2 Lateral; thence Southerly along the West boundary of said E-5-2 Lateral, as now constructed on the ground, to a point that is North 89° 50' 30" East, 78.0 feet, more or less, from the true point of beginning; thence South 89° 50' 30" West, a distance of 78.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.

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Affidavit of Publication

30863

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 # 4746

Notice of Sale/McGhehey

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (3)
Three

Insertion(s) in the following issues:
April 17, 24, May 1, 2002

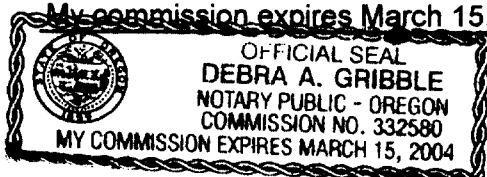
Total Cost: \$870.75

Subscribed and sworn

before me on: May 21, 2002

Notary Public of Oregon

My commission expires March 15, 2004



AMENDED TRUSTEE'S NOTICE OF SALE (after release from stay) Trustee's Sale No. 09-WG-28385

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 Deed of Trust made by ERIC S. MCGHEHEY and JENNIFER A. MCGHEHEY, husband and wife, as grantor to ASPEN TITLE AND ESCROW, as Trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated 4/3/2000, recorded 4/10/2000 in Volume M00, page 11686, 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:

EXHIBIT "A" Exhibit For Legal Description

Beginning from the corner of Sections 3, 4, 9 and 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, this being the pin South of Monument #3, as set by the Lovejoy Survey filed as Klamath County Survey #272, thence North 89 degrees 50' 30" East, a distance of 1314.24 feet to an iron pin; this being the pin South of Monument #4 of said Lovejoy Survey; Thence North 89 degrees 50' 30" East, a distance of 1296.6 feet to a point; thence North 0 degrees 11' 30" West, a distance of 30 feet to the true point of beginning of this description, thence North 0 de-

grees 11' 30" West, a distance of 334.0 feet to a point; thence North 09 degrees 50' 30" East, a distance of 186.0 feet, more or less to the West boundary of K.I.D. right of way for the B-5-2 Lateral; thence Southerly along the West boundary of said B-5-2 Lateral, as now constructed on the ground, to a point that is North 89 degrees 50' 30" East, 78.0 feet, more or less, from the true point of beginning; thence South 89 degrees 50' 30" West; a distance of 78.0 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM any portion of the above described property which may lie within the boundaries of the right of way of the Oregon State Highway #432.

The street address or other common designation, if any, of the real property described above is purported to be: 3415 Cross Roads, 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 April 3, 2002; Delinquent Payments from May 01, 2001, 11 payments at \$849.53 each - \$9,344.83, 1 payment at \$1,106.72 each - \$1,106.72 (05-01-01 through 04-03-02), Late Charges: \$467.03, Beneficiary Advances: \$2,528.10, TOTAL: \$13,446.68.

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 \$93,959.15, PLUS Interest thereon at 10.300% per annum from 4/1/2001 to 4/1/2002, 10.300% per annum from 4/1/2002, 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.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on January 2, 2002, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.100, at KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON; however subsequent to the recording of said Notice of Default, the original sale proceedings were



stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on 3/8/2002.

WHEREFORE, notice hereby is given that the undersigned trustee, will on May 22, 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 OREGON, (which is the new date, time and place set for sale) 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: April 03, 2002. Regional Trustee Services Corporation. By: Chris Rebhuhn, Vice President; 720 Seventh Ave., Suite 400, Seattle, WA 98104. Phone: (206) 340-2550.

Sale Information: <http://www.rtrustee.com>.

#4746 April 17, 24, May 1, 2002.

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