

**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 07/22/2002 11:04 a m.

Vol M02, Pg 41268-75

Linda Smith, County Clerk

Fee \$ 56⁰⁰ # 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-28282



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

KWONG K CHIONG AND RONDA L CHIONG, HUSBAND AND WIFE AS JOINT TENANTS

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-WG-28282



Affidavit of Mailing Trustee's Notice of Sale

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

The undersigned, being first duly sworn, states 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:

KWONG K CHIONG, 2116 ROSICKY RD, MALIN, OR, 97632
 RONDA L CHIONG, 2116 ROSICKY RD, MALIN, OR, 97632
 PARTIES IN POSSESSION, 2116 ROSICKY RD, MALIN, OR, 97632
 KWONG K. CHIONG, 6402 MAE ANNE AVE APT 89, RENO, NV, 89523
 RONDA L. CHIONG, 6402 MAE ANNE AVE APT 89, RENO, NV, 89523

TSG NOTIFIES; NONE, , , ,

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 b 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 4/12/02. 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.

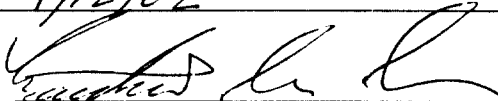
41270

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


Carissa Carlson

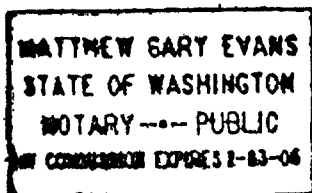
SUBSCRIBED AND SWORN TO before me on

4/12/02



NOTARY PUBLIC for WASHINGTON

My commission expires: 6/23/2005



OR Mailing Aff

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-WG-28282



Reference is made to that certain Deed of Trust made by, KWONG K CHIONG AND RONDA L CHIONG, HUSBAND AND WIFE AS JOINT TENANTS, as grantor, to FIRST AMERICAN TITLE INSURANCE, as Trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated 11/24/1998, recorded 12/16/1998 in Volume M98, page 46078, 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 3 AND 4, BLOCK 59, MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE 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:

2116 ROSICKY ROAD
MALIN, OR 97632

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 9, 2002

Delinquent Payments from September 01, 2001	
4 payments at \$ 365.67 each	\$ 1,462.68
4 payments at \$ 348.85 each	\$ 1,395.40
(09-01-01 through 04-09-02)	
Late Charges:	\$ 116.34
Beneficiary Advances:	\$ 781.05
	=====
TOTAL:	\$ 3,755.47

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 \$36,213.28, PLUS interest thereon at 10.625% per annum from 8/1/2001 to 1/1/2002, 10.625% per annum from 1/1/2002, 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.

WHEREFORE, notice hereby is given that the undersigned trustee, will on August 12, 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: April 09, 2002

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 

JILL GREEN, 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

41273

AFFIDAVIT OF SERVICETrustee's Sale No.: 09-WG-28282Trustee's Sale Date: August 12, 2002

Grantor/Successor: _____

STATE OF OREGON)

COUNTY OF Klamath)

) ss.

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 2116 Rosticky Rd Malin, Oregon 97632, pursuant to ORC 86.745 and ORCP 7 D(2) and 7D(3):

PERSONAL SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant by delivering a copy to _____ personally and in person, on _____ at _____ am/pm.

SUBSTITUTED SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant, _____ by delivering such true copy(s) at his/her dwelling house or usual place of abode, to _____ who is a person over the age of 14 years and an occupant of residence, on _____ at _____ am/pm.

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.

() Substitute Service Mailer attached as a separate document.

NON-OCCUPANCY

I certified that I received the within document for service on the 11 day of April 20 02. 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:
4-11-02 The agent checked the above address and found the inside to be vacant. Real Estate sign out front. The agent verified with the neighbor @ 2108 that the property was vacant.

By: Ed Foreman
 Print Name: Ed Foreman

Subscribed and Sworn before me this 16th day of April, 2002



Margaret A. Nielsen
 Notary Public and for the State of Oregon
 Commission Expires: 4-12-02

Affidavit of Publication

41274

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 # 4768

Notice of Sale/Chiong

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:

April 21, 28, May 5, 12, 2002

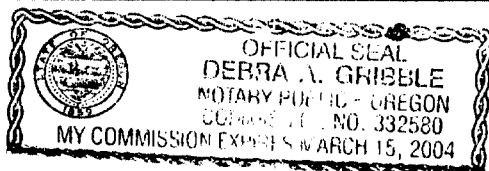
Total Cost: \$850.50

Subscribed and sworn

before me on: May 12, 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-WG-28282

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 KWONG K. CHIONG and RHONDA L. CHIONG, husband and wife as joint tenants, as grantor, to FIRST AMERICAN TITLE INSURANCE, as Trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated 7/24/1998, recorded 12/16/1998 in Volume M98, page 46078, 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 3 and 4, Block 59, Malin, OR according to the official plat thereof on file in the office of the 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: 2116 Rosicky Road, Malin, OR 97632. 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 9, 2002; Delinquent Payments from September 01, 2001: 4 payments at \$365.67 each - \$1,462.68; 4 payments at \$348.85 each - \$1,395.40 (09-01-01 through 04-09-02); Late Charges - \$116.34; Beneficiary Advances - \$781.05. TOTAL: \$3,755.47.

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 \$36,213.28, plus interest thereon at 10.625% per annum from 8/1/2001 to 1/1/2002, 10.625% per annum from 1/1/2002 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.

WHEREFORE, notice hereby is given that the undersigned trustee, will on August 12, 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 proceed-

ing 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 9, 2002.

Regional Trustee Services Corporation, Trustee. By: Jill Green, Vice President; 720 Seventh Ave., Suite 400, Seattle, WA 98104. (206) 340-2550. #4788 April 21, 28, May 5, 12, 2002.