

02 DEC 27 AM 10:24

ASPEN 54445

Vol M02 Page 75703

**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 12/27/2002 10:24 a m.

Vol M02, Pg 75703-10

Linda Smith, County Clerk

Fee \$ 66.00 # 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-27614



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

ALICIA A ORTIZ

Beneficiary

LONG BEACH MORTGAGE COMPANY

OR_AffRecCover

56 A
+10 A

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

Trustee Sale No.: 09-WG-27614



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:

ALICIA A ORTIZ, 31833 DESCHUTES STREET, SPRAGUE RIVER, OR, 97639
 ALICIA A ORTIZ, 1574 COBURG ROAD, EUGENE, OR, 97401
 PARTIES IN POSSESSION, 31833 DESCHUTES STREET, SPRAGUE RIVER, OR, 97639
 SPOUSE OF ALICIA A ORTIZ, 31833 DESCHUTES STREET, SPRAGUE RIVER, OR, 97639
 SPOUSE OF ALICIA A ORTIZ, 1574 COBURG ROAD, EUGENE, OR, 97401

JAMES V. JACKSON, 3687 NORTH WARREN, FRESNO, CA, 93785

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 9/13/02. 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.

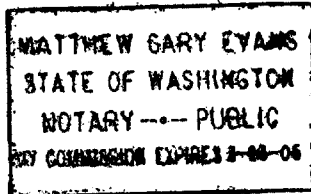
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As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

SOURAPHOL VONGMANI

Souraphol Vongmani
On behalf of Regional Trustee Services Corporation

SUBSCRIBED AND SWORN TO before me on 9/13/07



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

75706

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-27614



Reference is made to that certain Deed of Trust made by, ALICIA A ORTIZ, as grantor, to AMERITITLE, as Trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated 10/27/1998, recorded 11/13/1998 in Volume M98, page 41540, 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 Fairbanks Capital Corporation, as nominee for Credit Suisse First Boston.. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOTS 7 AND 8, BLOCK 9, SECOND ADDITION TO NIMROD RIVER PARK, IN THE
COUNTY OF KLAMATH, STATE OF OREGON.

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

31833 DESCHUTES STREET
SPRAGUE RIVER, OR 97639

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 September 9, 2002 -----
Delinquent Payments from August 01, 2001	
14 payments at \$ 480.77 each	\$ 6,730.78
(08-01-01 through 09-09-02)	
Late Charges:	\$ 272.28
Beneficiary Advances:	\$ 33.25
	=====
TOTAL:	\$ 7,036.31

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.

75707

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 \$49,856.34, PLUS interest thereon at 10.990% per annum from 7/1/2001, 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 January 13, 2003, 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: September 09, 2002

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By



CHRIS REBHUN, CHIEF EXECUTIVE OFFICER
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

75708

AFFIDAVIT OF SERVICETrustee's Sale No.: 09-WG-27614Trustee's Sale Date: 1-13-03Grantor/Successor: Alicia A Ortiz ✓

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 31833 Deschutes Street Sprague River, OR 97639, pursuant to ORC 86.745 and ORCP 7 D(2) and D(3):

PERSONAL SERVICE UPON OCCUPANTS OF PROPERTY

Upon Occupant by delivering a copy to _____ personally and a 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 September 2002. 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:

Sept. 11, 2002 3:40P.M. The agent checked above address and found the house to be vacant through the windows, the power was turned off, no water, and the grass was overgrown.

By: _____

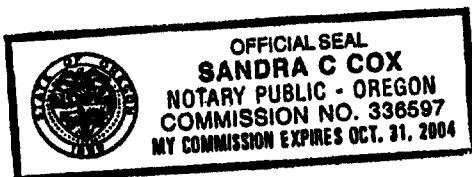
Print Name: Dave Shuck

Subscribed and Sworn before me this 12 day of September 2002

Sandra C Cox

Notary Public and for the State of Oregon

Commission Expires: _____



75710

[illegible]

Washed and dried in air at 100°C for 24 hours. The dried polymer was then dissolved in 100 ml of chloroform and the solution was poured into 1000 ml of methanol. The white precipitate was filtered and dried in air at 100°C for 24 hours. The dried polymer was then dissolved in 100 ml of chloroform and the solution was poured into 1000 ml of methanol. The white precipitate was filtered and dried in air at 100°C for 24 hours.

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