

03 APR 4 PM 10:52

Aspen 56456

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RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION
720 Seventh Avenue, Suite 100
Seattle, WA 98104

Trustee's Sale No: 09-WG-32063

State of Oregon, County of Klamath
Recorded 04/04/2003 10:52 A m.
Vol M03 Pg 20723-24
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq.

Reference is made to that certain Deed of Trust made by, LUKE STEEGE, AN UNMARRIED MAN AND VALERIE SIEBLER, AN UNMARRIED WOMAN, WITH RIGHTS OF SURVIVORSHIP, as grantor, to AMERITITLE, as Trustee, in favor of LONG BEACH MORTGAGE COMPANY, as beneficiary, dated 2/26/2001, recorded 3/9/2001 in Volume M01, page 9631, of Deeds of Trust, under Instrument No. , records of KLAMATH County, covering the following described real property situated in KLAMATH County, OREGON, to-wit:

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

The undersigned Trustee, REGIONAL TRUSTEE SERVICES CORPORATION, hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situate; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due, the following sums:

	Amount due as of April 2, 2003 -----
Delinquent Payments from July 01, 2002 10 payments at \$ 657.59 each (07-01-02 through 04-02-03)	\$ 6,575.90
Late Charges:	\$ 224.10
Beneficiary Advances:	\$ 128.00
	=====
TOTAL:	\$ 6,928.00

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 \$53,862.45, PLUS interest thereon at 10.550% per annum from 6/1/2002, 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.

Notice hereby is given that the beneficiary and current trustee, REGIONAL TRUSTEE SERVICES CORPORATION, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to

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