

1st K-59403  
**RECORDING COVER SHEET**  
Pursuant to ORS 205.234

State of Oregon, County of Klamath  
Recorded 08/05/2003 11:46 a. m  
Vol M03 Pg 56066-73  
Linda Smith, County Clerk  
Fee \$ 66<sup>00</sup> # of Pgs 8

**After recording return to:**

**Northwest Trustee Services, PLLC**  
**Attention: Vonnice Nave**  
**P.O. Box 4143**  
**Bellevue, WA 98009-4143**

- ✓ 1. **AFFIDAVIT OF MAILING**
- 2. **TRUSTEE'S NOTICE OF SALE**
- ✓ 3. **PROOF OF SERVICE**
- ✓ 4. **AFFIDAVIT OF PUBLICATION**

**Original Grantor(s) on Trust Deed: Royce Newcomb, an unmarried man**

**Beneficiary: Long Beach Mortgage Company**

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.**

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING) ss:

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned, I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

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 address, to-wit:

Royce Lee Newcomb  
8333 Highway 140  
Klamath Falls, OR 97603

Royce Lee Newcomb  
975 Keith Drive  
Roseville, CA 95661

Royce Lee Newcomb  
1000 Sunrise Avenue, Suite 9B #124  
Roseville, CA 95661

Said persons include (a) the grantor in the trust deed, (b) any 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, 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 Bellevue, Washington, on 4/29/05. 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.


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )



I certify that I know or have satisfactory evidence that Jeanene Bautista is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: APRIL 21, 2005

RHEA S. PRE  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
MY COMMISSION EXPIRES 4-22-06

  
NOTARY PUBLIC in and for the State of  
Washington, residing at KENTON  
My commission expires 4-22-06

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from  
Newcomb, Royce

Grantor

to

Northwest Trustee Services, PLLC,

Trustee

File No. 7129.20094

After recording return to:

Northwest Trustee Services, PLLC

(fka Northwest Trustee Services, LLC)

Attn: Vennie Nave

P.O. Box 4143

Bellevue, WA 98009-4143

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Royce Newcomb, an unmarried man, as grantor, to Amerititle, as trustee, in favor of Long Beach Mortgage Company, as beneficiary, dated 12/15/00, recorded 12/28/00, in the mortgage records of Klamath County, Oregon, as Volume M00, Page 46714 and subsequently assigned to Eastern Savings Bank, f/b/y Assignment recorded as , covering the following described real property situated in said county and state, to wit:

Parcel 1: Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: A tract of land situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71 degrees 16' 48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10 degrees 00'00" East 347.80 feet, South 82 degrees 39'00" East 112.57 feet and North 07 degrees 21'00" East, 301.05 feet to the North line of said Lot 4; thence South 89 degrees 54'00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00 degrees 01'00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71 degrees 16'48" East 177.06 feet, more or less, to the point of beginning.

PROPERTY ADDRESS: 8333 Highway 140  
Klamath Falls, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$4,851.54 beginning 02/01/01; plus late charges of \$242.58 each month beginning 02/16/01; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$402,492.10 with interest thereon at the rate of 11.15 percent per annum beginning 01/01/01; plus late charges of \$242.58 each month beginning 02/16/01 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 29, 2003 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com).

Dated: 4/22, 20 09

Northwest Trustee Services, PLLC\*

By

  
Authorized Signature

\*Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC

For further information, please contact:

Vonnie Nave  
Northwest Trustee Services, PLLC  
(fka Northwest Trustee Services, LLC)  
P.O. Box 4143  
Bellevue, WA 98009-4143  
(425) 586-1900  
File No. 7129.20094/Newcomb, Royce

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

\_\_\_\_\_  
By Authorized Signer

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**AFFIDAVIT OF NON-OCCUPANCY**

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath       )

I, Rob Girard, being first duly sworn, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 29th day of April, 2003 after personal inspection, I found the following described real property to be unoccupied:

See Attached

Commonly known as:       8333 HIGHWAY 140  
                                  KLAMATH FALLS, OREGON 97603

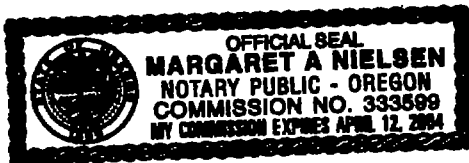
I declare under the penalty of perjury that the above statements are true and correct.

  
\_\_\_\_\_  
Rob Girard

267332

SUBSCRIBED AND SWORN to before me this 7th day of May, 2003, by Rob Girard.

  
\_\_\_\_\_  
Notary Public for Oregon



56071

Parcel 1: Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Area, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: A tract of land situated in Lot 4, Junction Area, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71 degrees 16' 48" West 484.74 feet from the Southeastery corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10 degrees 00'00" East 347.80 feet, South 82 degrees 39'00" East 112.57 feet and North 07 degrees 21'00" East, 301.05 feet to the North line of said Lot 4; thence South 89 degrees 54'00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00 degrees 01'00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71 degrees 16'48" East 177.06 feet, more or less, to the point of beginning.

PROPERTY ADDRESS: 8333 Highway 140  
Klamath Falls, OR 97603

# Affidavit of Publication

56072

## 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 # 5866

Notice of Sale/Newcomb

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:

June 5, 12, 19, 26, 2003

Total Cost: \$958.50

Subscribed and sworn

before me on: June 26, 2003

Notary Public of Oregon

My commission expires March 15, 2004

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Royce Newcomb, an unmarried man, as grantor, to Amerititle, as trustee, in favor of Long Beach Mortgage Company, as beneficiary, dated 12/15/00, recorded 12/28/00, in the mortgage records of Klamath County, Oregon, as Volume M00, Page 46714 and subsequently assigned to Eastern Savings Bank, fdb by Assignment recorded as , covering the following described real property situated in said county and state, to wit:

Parcel 1: Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows: A tract of land situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows: Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71 degrees 16' 48" West 484.74 feet from the Southeast corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10 degrees 00' 00" East 347.80 feet, South 82 degrees 39' 00" East 112.57 feet and North 07 degrees 21' 00" East, 301.05 feet to the North line of said Lot 4; thence South 89 degrees 54' 00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00 degrees 01' 00" East 569.20 feet to the Southwesterly corner of said Lot 4;

thence South 71 degrees 16' 48" East 177.06 feet, more or less, to the point of beginning. PROPERTY ADDRESS: 8333 Highway 140, Klamath Falls, OR 97603.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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: monthly payments of \$4,851.54 beginning 02/01/01; plus late charges of \$242.58 each month beginning 02/16/01; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$402,492.10 with interest thereon at the rate of 11.15 percent per annum beginning 01/01/01; plus late charges of \$242.58 each month beginning 02/16/01 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its in-

terest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 29, 2003 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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

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with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, 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.

The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com).

Dated: April 22, 2003. By: Vonnie Nave, Authorized Signature. Northwest Trustee Services, PLLC was formerly known as Northwest Trustee Services, LLC. For further information, please contact: Vonnie Nave, Northwest Trustee Services, PLLC, (fka Northwest Trustee Services, LLC), PO Box 4143, Bellevue, WA 98009-4143. (425) 586-1900. File No. 7129.20094/ Newcomb, Royce. #5866 June 5, 12, 19, 26, 2003.