State Of Oregon, County Of Klamath

M05-62880

08/26/2005 01:59:21 PM

Of Pages 8 Fee: \$56.00

ATC 60819

RECORDING COVER SHEET Pursuant to ORS 205.234

After recording return to:

Northwest Trustee Services, Inc. Attention: Chris Ashcraft P.O. Box 997 Bellevue, WA 98009-0997

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

Original Grantor(s) on Trust Deed: Keith E. Baley, a married 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:

Keith E. Baley 2115 Railroad Avenue Malin, OR 97632

Occupant(s) 2115 Railroad Avenue Malin, OR 97632

Deborah Lynne Baley 2115 Railroad Avenue Malin, OR 97632

Klamath County Circuit Court Attn: Civil 316 Main Street Klamath Falls, OR 97601 Keith E. Baley P.O. Box 509 Malin, OR 97632

Deborah Lynne Baley P.O. Box 509 Malin, OR 97632

Credit Bureau of Klamath County 839 Main Street Klamath Falls, OR 97601

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.

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			U. F
STATE OF WASHINGTON)		
COUNTY OF KING)) ss.	

l certify that I know or have satisfactory evidence that Mala Bannavong 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: 3/21/05

CHRISTOPHER S. ASHCRAFT
STATE OF WASHINGTON
NOTARY----- PUBLIC
MY COMMISSION EXPIRES 3-09-06

NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from Baley, Keith E.

Grantor

to

Northwest Trustee Services, Inc.,

Trustee

File No. 7258.23692

After recording return to:
Northwest Trustee Services, Inc.
Successor by merger to Northwest Trustee Services, PLLC
(formerly known as Northwest Trustee Services, LLC)
Attn: Chris Ashcraft
P.O. Box 997
Bellevue, WA 98009-0997

March 17, 2005

Notice

Pursuant to the Federal Fair Debt Collection Practices Act: If you are the consumer who originally contracted the debt or if you assumed the debt, then you are notified that:

1. As of the date of this notice, you owe \$54,152.49. Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call:

Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 (425) 586-1900

- 2. The creditor to whom the debt is owed is Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-4/Washington Mutual Bank, F.A.
- 3. Unless within 30 days after receipt of this notice you dispute the debt or any portion of it, we will assume the debt to be valid.
- 4. If you notify us in writing within 30 days after receipt of this notice that you dispute the debt or any part of it, we shall obtain verification of the debt and mail it to you.
- 5. If you request in writing within 30 days after receipt of this notice, we will provide you with the name and address of the original creditor, if different from the current creditor.

Baley, Keith E./7258.23692

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Keith E. Baley, a married man, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Long Beach Mortgage Company, as beneficiary, dated 04/21/03, recorded 04/28/03, in the mortgage records of Klamath County, Oregon, as Vol M03, Page 27491 and subsequently assigned to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2003-4 by Assignment, covering the following described real property situated in said county and state, to wit:

Lots 19, 20 and 21, Block 39, Malin Supplemental Plat, according to the Official Plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 2115 Railroad Avenue

Malin, OR 97632

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 \$495.15 beginning 09/01/04; plus late charges of \$24.76 each month beginning 09/16/04; 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: \$48,271.70 with interest thereon at the rate of 11.9 percent per annum beginning 08/01/04; plus late charges of \$24.76 each month beginning 09/16/04 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 July 19, 2005 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 for reinstatement or payoff quotes requested pursuant to pursuant to ORS 86.745 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. 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. Requests from persons named in ORS 86.753 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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 and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com.

	Northwest Trustee Services, Inc.
Dated: 318 , 2005 For further information, please contact:	Assistant Vice President Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC)
Chris Ashcraft Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 (425) 586-1900 File No.7258.23692/Baley, Keith E.	
State of Washington, County of King) ss:	
I, the undersigned, certify that the foregoing is a comp	lete 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.

XX Personal Service (personally and in person) Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named) Office Service (by serving the person apparently in charge) By posting (said residence) A certified/true copy of: Summons Motion Order Complaint Complaint Complaint Petition TRUSTEES NOTICE OF SALE Together with a copy of KEITH & DONNA BALEY All 2115 RAILROAD AVE MALIN, OR.97632 NOT FOUND: I certify that I received the within document for service on the day of 20 and after due and diligent search and inquiry, I have been unable to locate within the county of Dated this day of 20 ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH I am a competent person over the age of 18, a resident of said State, not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one named in the action. Subscribed to and sworn to before me this 23 day of HARCH, 20 CHAMARCH, 20	LONG	IN THE VI AMATU		OREGON	
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Affidavit of Publication

STATE OF OREGON. COUNTY OF KLAMATH

I. Jeanine P. Dav. 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 I know from my personal knowledge that the

Legal # 7421
Notice of Sale/Keith E. Baley
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, 2005
Total Cost: \$1,058.40
Jeanine & Box
Subscribed and sworn
before me on: May 12, 2005
•
Jahren a Malily
Debra a Subble

TRUSTEE'S

Reference la made to that certain free E. Baley, a married man, as grantof, to Aspen Title & Es crow, inc. as trui Beach Morrage Company, as benefi-ciery, dated 04/21/03, recorded 04/21/03 clary, dated 04/21/03, recorded 04/28/03, in the mortgage records of 04/21/03, recorded 04/28/03, in the By reason of said 04/28/03, in the By reason of said mortgage records of default the beneficial state of the control of the second of bed real property situated in said county and state, to

County, PROPER Oregon. PROPER n TY ADDRESS: 2115 to Railroad Avenue, Mailn, OR 97632.

Both the beneficiary and the trustee have elected to sell the real property to sat-isfy the obligations secured by the trust deed and a notice of deed and a notice of default has been re-corded pursuant to Oregen Révised Statutes 86.735(3); the default for which the default for which the foreclosure is inacle is granter's fellure to pay when due the following sums; monthly bay ments of \$495.15 be-ginning 09/81/04; stus late charges of ginning 09/01/04; glus late charges of \$24.74 each month beginning 09/15/04; plus perfor accrosed late charges of \$0.00; plus advances of \$6.00; together with able expanse.

costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further the beneficiary for the protection of the above described real property and its in-terest therein; and prepayment penal-ties/premiums, it applicable.

per annum begin-ning 08/01/04; plus late charges of late charges of \$24.76 each month beginning 09/16/04 until paid; plus prior accrued late charges of \$0.00; Lot 19, 20 and 21, or accrued late Block 39, Mailn Supplemental Plat, according to the Official Plat thereof on the County Clerk of the County Cle shove described real property and its inferest therein; and prepayment penal-ties/premiums, if applicable.

WHEREFORE, no-tice hereby is given that the undersigned that the undersigned frustee will on July 19, 2005 at the hour of 19:00 AM in accord with the standard of time established. lished by ORS 187.110, at the fol-187.110, at the following place: Inside the 1st floor lobby of the Klamath County Courthouse, 315 Main Street, in the City of Klamath Falls, County of Klamath Falls, State of Oragion, self at public auction to the high-

est bidder for cash the interest in the described real property which the granfor had at has 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 successing in interest acquired after the execution of the the execution of the trust deed, to satisfy the foregoing obligations thereby cured and the costs and expenses of sale, including a reasonable charge by the trustee. No-fice is further given that for reinstatement or payoff ment or parequetes pursuant to ORS 86.745 must be timely communicated in written request that complies that statute addressed to the trust-ee's "Urgent Re-quest Desk" either by personal delivery to the trustee's to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, ad-dressed to the trustdressed to the trust-se's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equi-table interest in the subject property will only receive infor-mation concerning the lender's estimat-ed or actual bid. Lender bid information is also available at the trustee's webat the trustee's website, www.northwesttrustee.com.
Modice 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
sele, to have this
forecideure proceeding dismissed and
the trust deed rein-

the trust deed rein-stated by payment to the beneficiary of



My commission expires March 15, 2008



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 QRS 86.753. Requests from persons named in QRS 86.753 for reinstatement quotes received tess than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the lean documents.

In construing this notice, the singular includes the plural, the word "grantor" includes any succes-

sor 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 frustee's rules of auction may be accessed at www. northwestrustee.com' and are incorporated by this reference. You may also access sale status at www.northwest-trustee.com.

Dated: March 18, 2005. By: Chris Ashcraft, Assistant Vice President. Northwest Trustee Services, Inc. is successor by merger to
Northwest Trustee
Services, PLLC (formerly known as
Northwest Trustee
Services, LLC). For
further information,
please contact:
Chris Ashcraft,
Northwest Trustee
Services, Inc., PO
Box 997, Believue,
WA 28009-0997. (425)
586-1900. File No.
7256-23692/Baley,
Keith E.
#7421 April 21, 28,
May 5, 12, 2005.