

WHEN RECORDED MAIL TO:

Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon, CA 92022-9004

2006-023743  
Klamath County, Oregon



11/29/2006 10:25:28 AM

Fee: \$61.00

ASPEN: 63401

T.S. NO.: 1084218-09

LOAN NO.: 15716

## AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO }

I, Angie Gomez being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached Notice of Sale given under the terms of that certain trust 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

### SEE ATTACHED

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by TAMMY J WILDE, for CAL-WESTERN RECONVEYANCE CORPORATION, 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 mail in San Diego County, California, on August 16, 2006. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Angie Gomez  
Affiant

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

SUBSCRIBED AND SWORN to me this 16 day of Aug, 2006

Christopher Padilla  
Notary Public



\$61-A

## TRUSTEE'S NOTICE OF SALE

Loan No: X5716  
T.S. No: 1084218-09

Reference is made to that certain deed made by  
JACQUELINE K. WEISER, AN UNMARRIED WOMAN  
as Grantor to  
FIRST AMERICAN, as Trustee, in favor of

LONG BEACH MORTGAGE COMPANY  
as Beneficiary,

dated November 24, 1999, recorded November 30, 1999, in official records of KLAMATH County,  
OREGON in book/reel/volume No. M99 at  
page No. 47277, fee/file/instrument/microfilm/reception No. XX covering the following described real  
property situated in the said County and State, to-wit:

LOT 12 OF SUNRISE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

4225 SUMMERS LANE KLAMATH FALLS OR 97603

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations  
secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised  
Statutes: the default for which the foreclosure is made is the grantor's:  
Failure to pay the monthly payment due October 1, 2004 of principal, interest and impounds and  
subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by  
beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$594.17      Monthly Late Charge \$29.70

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust  
immediately due and payable, said sums being following, to-wit; The sum of \$55,448.29 together with  
interest thereon at the rate of 12.250% per annum, from September 01, 2004 until paid; plus all accrued  
late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary  
pursuant to the terms and conditions of the said deed of trust.

## TRUSTEE'S NOTICE OF SALE

Loan No: X5716

T.S. No: 1084218-09

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on December 15, 2006 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at

AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE  
316 MAIN STREET


City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: August 09, 2006

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:   
Wendy V. Perry A.V.P.

8/16/2006 3:16:07 PM      Sender:      CaiWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class:      First Class

Type of Mailing:      NOS

Affidavit Attachment: 1084218-09 030 08151445 CWR

Postal Number	Sequence	Recipient Name	Address Line 1/3	Address Line 2/4
11041994141004007424	1	OCCUPANT	4225 SUMMERS LANE	KLAMATH FALLS OR 97603
11041994141004007431	2	JACQUELINE K. WEISER	4225 SUMMERS LANE	KLAMATH FALLS OR 97603
11041994141004007448	3	STATE OF OREGON	DEPARTMENT OF REVENUE SALEM OR 97603	955 CENTER ST., NE
11041994141004007455	4	CARTER JONES COLLECTION SERVICE	1143 PINE ST	KLAMATH FALLS OR 97601
11041994141004007462	5	CREDIT BUREAU OF KLAMATH COUNTY	389 MAIN ST	KLAMATH FALLS OR 97601
11041994141004007479	6	JACKIE K. WEISER	4225 SUMMERS LANE	KLAMATH FALLS OR 97603
11041994141004007486	7	JACQUELINE K. WEISER	4224 SUMMERS LANE	KLAMATH FALLS OR 97603
11041994141004007493	8	JACKIE K. WEISER	4224 SUMMERS LANE	KLAMATH FALLS OR 97603

8/16/2006 3:16:08 PM      Sender:      CalWestern Reconveyance  
525 E Main  
El Cajon CA 92020

Postal Class:      Certified - Ret

Type of Mailing:      NOS

Affidavit Attachment: 1084218-09 030 08151445 CWR

Postal Number      Sequence      Recipient Name

71041994141005984351  
1      OCCUPANT

71041994141005984368  
2      JACQUELINE K. WEISER

71041994141005984375  
3      STATE OF OREGON

71041994141005984382  
4      CARTER JONES COLLECTION SERVICE

71041994141005984399  
5      CREDIT BUREAU OF KLAMATH COUNTY

71041994141005984405  
6      JACKIE K. WEISER

71041994141005984412  
7      JACQUELINE K. WEISER

71041994141005984429  
8      JACKIE K. WEISER

Address Line 1/3

4225 SUMMERS LANE

KLAMATH FALLS OR 97603

4225 SUMMERS LANE

KLAMATH FALLS OR 97603

DEPARTMENT OF REVENUE  
SALEM OR 97603

955 CENTER ST., NE

1143 PINE ST

KLAMATH FALLS OR 97601

389 MAIN ST

KLAMATH FALLS OR 97601

4225 SUMMERS LANE

KLAMATH FALLS OR 97603

4224 SUMMERS LANE

KLAMATH FALLS OR 97603

4224 SUMMERS LANE

KLAMATH FALLS OR 97603

# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, 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 # 8672

Notice of Sale/Jacqueline K. Weiser

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: ( 4 )

Four

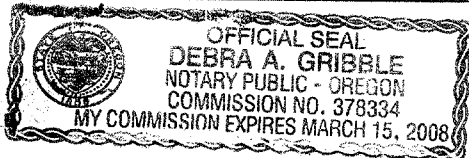
Insertion(s) in the following issues:  
September 11, 18, 25, October 2, 2006

Total Cost: \$721.48

Subscribed and sworn by Jeanine P Day  
before me on: October 2, 2006

Notary Public of Oregon

My commission expires March 15, 2008



### TRUSTEE'S NOTICE OF SALE Loan No: X5716 T.S. No.: 1084218-09

Reference is made to that certain deed made by, Jacqueline K. Weiser, An Unmarried Woman, as Grantor to First American, as Trustee, in favor of Long Beach Mortgage Company, as Beneficiary, dated November 24, 1999, recorded November 30, 1999, in official records of Klamath County, Oregon in book/reel/volume No. m99 at page No. 47277, fee/file/instrument/microfilm/reception No. xx covering the following described real property situated in said County and State, to-wit: Lot 12 of Sunrise Park, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon. Commonly known as: 4225 Summers Lane, Klamath Falls, OR 97603.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due October 1, 2004 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment - \$594.17 Monthly Late Charge \$29.70.

By this reason of said default the beneficiary has declared all obligations secured by said Deed of Trust immediately due and payable, said sums being the following, to-wit: The sum of \$55,448.29 together with interest thereon at the rate of 12.250% per annum from September 01, 2004 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms and conditions of the said deed of trust.

Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on December 15, 2006 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, At the main street entrance to Klamath County courthouse 316 Main Street City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of

Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: August 09, 2006. Cal-Western Reconveyance Corporation, 525 East Main Street, P.O. Box 22004, El Cajon, CA 92022-9004. Cal-Western Reconveyance Corporation. Signature/By: Wendy V. Perry, A.V.P. R-129556 (09/11/06, 09/18/06, 09/25/06; 10/02/06) #8672 September 11, 18, 25, October 2, 2006.

129556  
108421809

**PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS**

STATE OF: Oregon  
COUNTY OF: Klamath

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **4225 Summers Lane Klamath Falls, OR 97603**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to **Jacqueline Weiser** at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to \_\_\_\_\_, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_\_\_\_ and after personal inspection, I found the above described real property to be unoccupied.

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**4225 Summers Lane Klamath Falls, OR 97603**

**ADDRESS OF SERVICE**


I further certify that I am a competent person 18 years of age or older and a resident of the state of service of the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, Corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or Corporation named in the action.

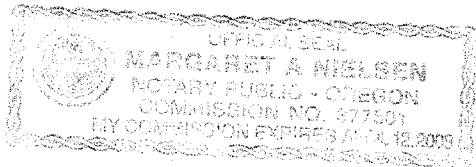
August 14, 2006      11:32 AM  
**DATE OF SERVICE      TIME OF SERVICE**  
☐ or non occupancy

By:

  
ROBERT W. BOLENBAUGH

Subscribed and sworn to before on this 15<sup>TH</sup> day of August, 2006.

  
Notary Public for Oregon



129556

## TRUSTEE'S NOTICE OF SALE

Loan No: X5716

T.S. No: 1084218-09

129556

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JACQUELINE K. WEISER, AN UNMARRIED WOMAN  
as Grantor to

FIRST AMERICAN, as Trustee, in favor of

LONG BEACH MORTGAGE COMPANY  
as Beneficiary,

dated November 24, 1999, recorded November 30, 1999, in official records of KLAMATH County,  
OREGON in book/reel/volume No. M99 at  
page No. 47277, fee/file/instrument/microfilm/reception No. XX covering the following described real  
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LOT 12 OF SUNRISE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as:

4225 SUMMERS LANE KLAMATH FALLS OR 97603

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AT THE MAIN STREET ENTRANCE TO KLAMATH COUNTY COURTHOUSE  
316 MAIN STREET

City of KLAMATH FALLS, County of KLAMATH, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which grantor had or had 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

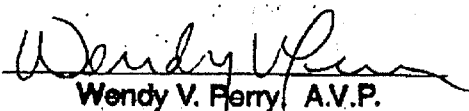
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Dated: August 09, 2006

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION

Signature/By:

  
Wendy V. Perry, A.V.P.