

2008-005333

Klamath County, Oregon



00044105200800053330090099

04/11/2008 03:32:03 PM

Fee: \$71.00

**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.

WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC., as Trustee
22837 Ventura Blvd., Suite 350
Woodland Hills, CA 91364

Trustee's Sale No: OR-ITD-071195

ATE = 65489

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

GAIL MOORE

Beneficiary

BENEFICIAL OREGON INC. D/B/A BENEFICIAL MORTGAGE CO.

OR_AffRecCover

#71-A

ASSET FORECLOSURE SERVICES, INC.
22837 Ventura Blvd., Suite 350
Woodland Hills, CA 91364
Phone: (877)237-7878 / Fax:

Trustee Sale No.: OR-ITD-071195

Affidavit of Mailing Trustee's Notice of Sale

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

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 California, 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:

GAIL MOORE, 415 ARNOLD ST, CHILOQUIN, OR, 97624
PARTIES IN POSSESSION, 415 ARNOLD ST, CHILOQUIN, OR, 97624

GAIL MOORE, PO BOX 142, CHILOQUIN, OR, 97624

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 Woodland Hills, CALIFORNIA, on 1-8-08. 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.

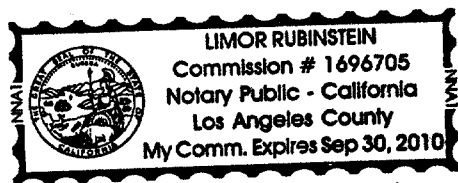
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.


On behalf of ASSET FORECLOSURE SERVICES, INC.

OR_NOTS Mailing Aff

SUBSCRIBED AND SWORN TO before me on Jan 08, 2008

Limor Rubinstein "Notary Public"
NOTARY PUBLIC for CALIFORNIA
My commission expires: Sep 30, 2010



OR_NOTS Mailing Aff

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. OR-ITD-071195

Reference is made to that certain Deed of Trust made by, GAIL MOORE, as grantor, to AMERITITLE, as Trustee, in favor of BENEFICIAL OREGON INC. D/B/A BENEFICIAL MORTGAGE CO., as beneficiary, dated 8/17/1996, recorded 8/21/1996 in Volume M96, page 25907, of Deeds of Trust, under Instrument No. 23587, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by INTERSTATE TD INVESTMENTS, LLC. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 1, BLOCK 6, SOUTH CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

415 ARNOLD ST
CHILOQUIN, OR 97624

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 January 8, 2008
Delinquent Payments from November 10, 2007	
2 payments at \$ 157.53 each	
(11-10-07 through 01-08-08)	\$ 315.06
Late Charges:	\$ 361.44
Unpaid Interests:	\$ 4,762.35
Annual Fees:	\$ 250.00
TOTAL:	<hr/> \$ 5,688.85

FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS AND LATE CHARGES WHICH BECAME DUE 11/10/2007 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, IMPOUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY HEREAFTER BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID CREDIT LINE AGREEMENT AND LINE OF CREDIT DEED OF TRUST.

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.

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 \$15,160.53, PLUS interest thereon at 12.250% per annum from 10/10/2007, 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 May 12, 2008, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 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.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: 1/8/2008

LSI TITLE OF OREGON, LLC AS TRSUTEE

By: Asset Foreclosure Services, Inc. as Agent for the Trustee

By Norie Vergara

Norie Vergara, Sr. Trustee Sale Officer

22837 Ventura Blvd., Suite 350, Woodland Hills, CA 91364

Phone: (877)237-7878 Sale Information Line: (714)259-7850)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

)
) ss.
)

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.

Julia Silva

Authorized Representative of Trustee

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 # 9803

Notice of Sale/Gail Moore

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:

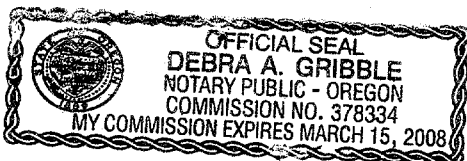
January 22, 29, February 5, 12, 2008

Total Cost: \$1,148.69

Subscribed and sworn by Jeanine P Day
before me on: February 12, 2008

Notary Public of Oregon

My commission expires March 15, 2008



NOTICE TO BOR-
ROWER: 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. OR-ITD-071195

Reference is made to that certain Deed of Trust made by, GAIL MOORE, as grantor, to AMERITITLE, as Trustee, in favor of BENEFICIAL OREGON INC. D/B/A BENEFICIAL MORTGAGE CO., as beneficiary, dated 8/17/1996, recorded 8/21/1996 in Volume M96, page 25907, of Deeds of Trust, under Instrument No. 23587, records of KLAMATH County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by INTERSTATE TD INVESTMENTS, LLC. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: LOT 1, BLOCK 6, SOUTH CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. The street ad-

dress or other common designation, if any, of the real property described above is purported to be: 415 ARNOLD ST, CHILOQUIN, OR 97624. 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 January 8, 2008 Delinquent Payments from November 10, 2007 2 payments at \$157.53 each \$315.06 (11-10-07 through 01-08-08) Late Charges: \$361.44 Unpaid Interests: \$4,762.35 Annual Fees: \$250.00 TOTAL: \$5,688.85 FAILURE TO PAY INSTALLMENTS OF PRINCIPAL, INTEREST, IM-POUNDS AND LATE CHARGES WHICH BECAME DUE 11/10/2007 TOGETHER WITH ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST, IM-POUNDS, LATE CHARGES, FORECLOSURE FEES AND EXPENSES; ANY ADVANCES WHICH MAY BE MADE; ALL OBLIGATIONS AND INDEBTEDNESSES AS THEY BECOME DUE AND CHARGES PURSUANT TO SAID CREDIT LINE AGREE-MENT AND LINE OF CREDIT DEED OF TRUST.

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.

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WHEREFORE, notice hereby is given that the undersigned trustee, will on May 12, 2008, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at ON THE FRONT STEPS OF THE CIRCUIT COURT, 316 MAIN STREET, KLAMATH FALLS, County of KLAMATH, State of OREGON, sell at public auction to the highest bidder for cash,

Atsinc

the interest in the days before the date the default, by pay- the words "trustee" CA 91364. Phone: said described prop- last set for the sale, ing all costs and ex- and "beneficiary" in- (877)237-7878. Sale erty which the gran- to have this foreclo- penses actually in- clude their respec- Information Line: tor had, or had the- sure proceeding dis- curred in enforcing tive successors in in- (714 259-7850) power to convey, at missed and the trust the obligation and terest, if any. Any- STATE OF CALI- the time of the exe- deed reinstated by trust deed, together one having any ob- FORNIA COUNTY- cution by him of the payment to the ben- with trustee's and jection to the sale on OF LOS ANGELES- said trust deed, to- eficiary of the entire attorney's fees not any grounds whatso- I certify that I am- gether with any in- amount then due exceeding the ever will be afforded an authorized repre- terest which the (other than such amounts provided an opportunity to be sentative of trustee- grantor or his suc- portion of the princi- by said ORS 86.753. heard as to those ob- and the foregoing is- cessors in interest pal as would not jections if they bring a complete and ex- act copy of the origi- acquired after the then be due had no In construing this the same. nal trustee's notice- execution of said default occurred) notice, the mascu- of sale. ASAP# trust deed, to satisfy and by curing any line gender includes DATED: 1/8/2008. 968872 01/22/2008, the foregoing obliga- other default com- the feminine and the LSI TITLE OF OR- 01/29/2008, tions thereby se- plained of herein neuter, the singular EGON, LLC AS 02/05/2008, cured and the costs that is capable of includes the plural, TRUSTEE. By: As- 02/12/2008. and expenses of being cured by ten- the word "grantor" set Foreclosure #9803 January 22, 29, sale, including a dering the perform- includes any succes- Services, Inc. February 5, 12, 2008. reasonable charge ance required under sor in interest to the Agent for the- by the trustee. No- the obligation or grantor as well as ee By Nori- tice is further given trust deed, and in any other person gara, Sr. that any person addition to paying owing an obligation, Sale Officer- named in ORS 86.753 said sums or tender- the performance of Ventura Blvd- has the right, at any ing the performance which is secured by 350, Woodlan- time prior to five necessary to cure said trust deed, and

ORITD071195/MOORE
ASAP# 968872

AFSINC

AFFIDAVIT OF POSTING

STATE OF OREGON)
) ss.
County of Klamath)

I, Andrew Thompson, hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, not the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and/or entities named below, by delivering a copy of the aforementioned documents, upon an **OCCUPANT** at the following address:

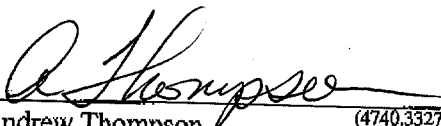
415 Arnold Street, Chiloquin, Oregon 97624 ("Property Address"), as follows:

On January 17, 2008 at 2:00 p.m., I attempted personal service at the Property Address. I received no answer at the front door. At that time, I POSTED such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(A).

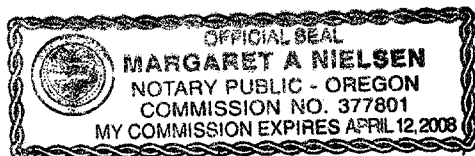
On January 25, 2008 at 9:30 a.m., I returned to the Property Address and, again, received no answer at the front door. At that time, I POSTED another such copy conspicuously on the front door, pursuant to ORS 86.750 (1)(b)(B).

On January 29, 2008 at 4:10 p.m., I returned to the Property Address and, again, received no answer at the front door. This attempt in person at the Property Address satisfies the third attempt requirement under ORS 86.750(1)(b)(C).

I declare under penalty of perjury that the above statement is true and correct.


Andrew Thompson (4740.332760)

SUBSCRIBED AND SWORN to before me this 31 day of January, 2008, by Andrew Thompson.




Notary Public for Oregon

NATIONWIDE PROCESS SERVICE, INC.
420 Century Tower
1201 SW 12th Avenue
Portland, Oregon 97205
(503) 241-0636

AFSINC


STATE OF OREGON)
) ss.
County of Multnomah)

The envelope was addressed as follows:

**OCCUPANT
415 ARNOLD STREET
CHILOQUIN, OR 97624**

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

Renee L. Gourley (4740.332760)

 OFFICIAL SEAL
CARRIE ELISH
NOTARY PUBLIC - OREGON
COMMISSION NO. 391438
MY COMMISSION EXPIRES APRIL 22, 2009



Notary Public for Oregon

NATIONWIDE PROCESS SERVICE, INC.
420 Century Tower
1201 SW 12th Avenue
Portland, Oregon 97205
(503) 241-0636