

2008-008621

Klamath County, Oregon



00047958200800086210070071

06/13/2008 03:20:55 PM

Fee: \$66.00

RECORDING COVER SHEET

Pursuant to ORS 205.234

ATE = 65565

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: Paul W. Chamberlain

Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for
Wilmington Finance, Inc.

**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.**

#66-A

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:

Paul W. Chamberlain
147930 HIGHWAY 97 NORTH
GILCHRIST, OR 97737

Paul W. Chamberlain
147930 HIGHWAY 97 SOUTH
LA PINE, OR 97739

Paul W. Chamberlain
22855 Latigo Court
Bend, OR 97701

Occupants
147930 HIGHWAY 97 NORTH
GILCHRIST, OR 97737

Adam R. Kleist
147930 HIGHWAY 97 NORTH
GILCHRIST, OR 97737

Adam R. Kleist
65325 73rd Street
Bend, OR 97701

Adam R. Krleist
22855 Latigo Court
Bend, OR 97701

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 3/3-08. 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.

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

Jennifer Stephens

I certify that I know or have satisfactory evidence that Jennifer Stephens 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: 3/3/08

Jessica K May
NOTARY PUBLIC in and for the State of
Washington, residing at Naselle
My commission expires 4/10/09

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Chamberlain, Paul W.

Grantor

to

Northwest Trustee Services, Inc.,

Trustee

File No. 7345.21303

After recording return to:

Northwest Trustee Services, Inc.

Successor by merger to Northwest Trustee Services, PLLC

(fka Northwest Trustee Services, LLC)

Attn: Chris Ashcraft

P.O. Box 997

Bellevue, WA 98009-0997

JESSICA K MAY

STATE OF WASHINGTON

NOTARY — PUBLIC

MY COMMISSION EXPIRES 04-10-09

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Paul W. Chamberlain, as grantor, to First American Title Insurance Company, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Wilmington Finance, Inc., as beneficiary, dated 03/21/06, recorded 03/27/06, in the mortgage records of Klamath County, Oregon, as Book M-06 Page 05675 and subsequently assigned to US Bank, National Association as Trustee for the MLMI Surf Trust Series 2006-BC3 by Assignment, covering the following described real property situated in said county and state, to wit:

The W 1/2 SE 1/4 Section 24 lying Northwesterly of U.S. 97, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom any portion of the above described parcel conveyed to Richard J. Fletcher and Carol Fletcher by Warranty Deed recorded May 2, 1967 in Deed Volume M67 at Page 3294, Klamath County Microfilm records, being the North 100.8 feet of the W 1/2 SE 1/4 of said Section 24 lying Northwesterly of U.S. 97. And further excepting therefrom any portion of the above described parcel under Contract of Sale to Ivan G. Brown and Mary Lou Brown, recorded August 13, 1971 in Deed Volume M71 at Page 8521, microfilm records, more particularly described as follows: Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way of Tumbo Drive as shown on the Duly recorded subdivision "Jack Pine Village"; thence North 59 degrees 12' West 300.00 feet to the Northwesterly right of way line of said Highway; thence North 30 degrees 48' East, along said Northwesterly right of way line, 429.85 feet to the true point of beginning of this description; thence North 59 degrees 12' West 170.00 feet; thence South 30 degrees 48', 200.00 feet; thence North 59 degrees 12' West, 271.88 feet to the approximate centerline of an irrigation canal; thence North 34 degrees 12' East, along said centerline, 593.04 feet; thence South 59 degrees 12' East 405.71 feet to the said Northwesterly right of way line; thence South 30 degrees 48' West, along said Northwesterly right of way line 392.00 feet to the true point of beginning. Also Further Excepting therefrom: Commencing at the intersection of the Southeasterly right of way line of the Dalles-California highway and the Northeasterly right of way of Tumbo Drive; thence North 59 degrees 12' West 300 feet to the Northwesterly right of way line of said highway to the point of beginning; thence North 30 degrees 48' East along the Northwesterly right of way line 429.85 feet; thence North 59 degrees 12' West 170.00 feet; thence South 30 degrees 48' West 200 feet; thence North 59 degrees 12' West to the North-South quarter section line of Section 24; thence South along said quarter section line to the Northwesterly right of way line of said highway; thence North 30 degrees 48' East to the point of beginning of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PROPERTY ADDRESS: 147930 Highway 97 North
Gilchrist, OR 97737

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 \$1,247.14 beginning 10/01/07; plus late charges of \$62.36 each month beginning 10/16/07; plus prior accrued late charges of \$187.08; plus advances of \$264.50; 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: \$157,581.51 with interest thereon at the rate of 8.7 percent per annum beginning 09/01/07; plus late charges of \$62.36 each month beginning 10/16/07 until paid; plus prior accrued late charges of \$187.08; plus advances of \$264.50; 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 3, 2008** 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 ORS 86.757 and 86.759 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 and www.USA-Foreclosure.com.

Northwest Trustee Services, Inc.

Dated: Feb. 26, 2007

By

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.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900
File No. 7345.21303/Chamberlain, Paul W.

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 SERVICE
TRUSTEE'S NOTICE OF SALE

Case Number: _____

Beneficiary:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,

vs.

Grantor:
PAUL W. CHAMBERLAIN,

For:
Northwest Legal Support
P.O. Box 997
Bellevue, WA 98009-0997

Received by Basin Proserve on the 29th day of February, 2008 at 4:35 pm to be served on **Occupant, 147930 Highway 97 North, Gilchrist, OR 97737.**

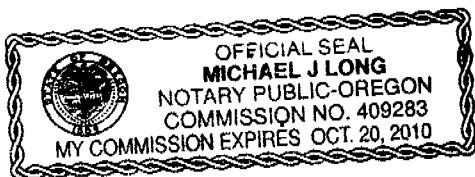
I, Eric Mathews, being duly sworn, depose and say that on the **1st day of March, 2008 at 11:34 am, I:**

Did **PERSONALLY SERVE** true copies of the within **TRUSTEE'S NOTICE OF SALE** by delivering said copies personally and in person, to **PAUL W. CHAMBERLAIN** at the aforementioned address and at the same time I did **SUBSTITUTE SERVE** ALL OTHER OCCUPANTS by delivering a true copy to the above named, and informing said person of the contents thereof. Said person is 14 years of age or older, and is a co-occupant of the dwelling house or usual place of abode.

CERTIFICATE OF MAILING: I hereby certify that on MARCH 1, 2008 I did cause to be **MAILED**, first class postage affixed, a copy of the aforementioned documents together with this statement of the date, time, place and person to which **SUBSTITUTED SERVICE** was made at the above address. When multiple defendants are served, each one is sent an individual mailing.

(If mailed by other than server _____)

I further certify that I am a competent person over the age of 18 and a resident 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, corporate or otherwise: that the person served by me is the identical person named in the action. I also declare under penalty of perjury under the laws of the United States of America that the foregoing information contained in this Return of Service including service fees is true and correct.



Subscribed and Sworn to before me on the 3rd day of March, 2008 by the affiant who is personally known to me.


NOTARY PUBLIC



Eric Mathews
Process Server

Basin Proserve
422 N. 6th Street
Klamath Falls, OR 97601
(541) 884-6060

Our Job Serial Number: 2008000392

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 # 10012

Notice of Sale/Paul W. Chamberlain

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 3, 10, 17, 24, 2008

Total Cost: \$1,479.96

Jeanine P Day
Subscribed and sworn by Jeanine P Day
before me on: April 24, 2008

Beth Furtado
Notary Public of Oregon

My commission expires November 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Paul W. Chamberlain, as grantor, to First American Title Insurance Company, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Wilmington Finance, Inc., as beneficiary, dated 03/21/06, recorded 03/27/06, in the mortgage records of Klamath County, Oregon, as Book M-06 Page 05675 and subsequently assigned to US Bank, National Association as Trustee for the MLMI Surf Trust Series 2006-BC3 by Assignment recorded as 2008-02435, covering the following described real property situated in said county and state, to wit: The W 1/2 SE 1/4 Section 24 lying Northwesterly of U.S. 97, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Excepting therefrom any portion of the above described parcel conveyed to Richard J. Fletcher and Carol Fletcher by Warranty Deed recorded May 2, 1967 in Deed Volume M67 at Page 3294, Klamath County Microfilm records, being the North 100.8 feet of the W 1/2 SE 1/4 of said Section 24 lying Northwesterly of U.S. 97. And further excepting therefrom any portion of the above described parcel under Contract of Sale to Ivan G. Brown and Mary Lou Brown, recorded August 13, 1971 in Deed Volume M71 at Page 8521, microfilm records, more particularly described as follows: Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way of Tumbo Drive as shown on the Duly recorded subdivision "Jack Pine Village"; thence North 59 degrees 12' West 300.00 feet to the Northwesterly right of way line of said Highway; thence North 30 degrees 48' East, along said Northwesterly right of way line, 429.85 feet to the true point of beginning of this description; thence North 59 degrees 12' West 170.00 feet; thence South 30 degrees 48', 200.00 feet; thence North 59 degrees 12' West, 271.88 feet to the approximate centerline of an irrigation canal; thence North 34 degrees 12' East, along said centerline, 593.04 feet; thence South 59 degrees 12' East 405.71 feet to the said Northwesterly right of way line; thence South 30 degrees 48' West, along said Northwesterly right of way line 392.00 feet to the true point of beginning. Also Further Excepting therefrom: Commencing at the intersection of the Southeasterly right of way line of the Dalles-California highway and the Northeasterly right of way of Tumbo Drive; thence North 59 degrees 12' West 300 feet to the Northwesterly right of way line of said highway to the point of beginning; thence North 30 degrees 48' East along the Northwesterly right of way line 429.85 feet; thence North 59 degrees 12' West 170.00 feet; thence South 30 degrees 48' West 200 feet; thence North 59 degrees 12' West to the North-South quarter section line of Section 24; thence South along said quarter section line to the Northwesterly right of way line of said highway; thence North 30 degrees 48' East to the point of beginning of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. PROPERTY ADDRESS: 147930 Highway 97 North, Gilchrist, OR 97737.

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WHEREFORE, notice hereby is given that the undersigned trustee will on July 3, 2008 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 ORS 86.757 and 86.759 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.

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Dated: February 26, 2008. By Assistant Vice President, Northwest Trustee Services, Inc. For further information, please contact: Chris Ashcraft Northwest Trustee Services, Inc., P.O. Box 997, Bellevue, WA 98009-0997, 586-1900 File No. 7345.21303/Chamberlain, Paul W. (TS# 7345.21303) 1002.85967-FE1
#10012 April 3, 10, 17, 24, 2008.