

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON]
] ss.
 County of Klamath]

I, RICHARD FAIRCLO, being duly sworn, depose and say and certify that:

At all times hereinafter mentioned I was and am now a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor of interest named in the attached original 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 both first class and certified mail with return receipt requested to each of the following named persons at their respective last known addresses, to-wit:

W-P Cattle Co.
 6999 Orroya Road
 Livermore, CA 94550

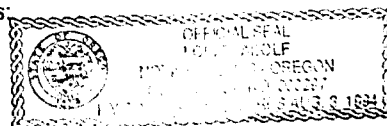
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice (c) any person, including the Department of Revenue or any other state agency, having a lien or interest, subsequent to the trust deed if the lien or interest appears of record of the beneficiary has actual notice of the lien or interest, and (d) any person request notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be true copy of the original notice of sale by RICHARD FAIRCLO, attorney for 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 Klamath Falls, Oregon, on August 13, 1991. With respect to each person listed above, one 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.

SUBSCRIBED AND SWORN to before me this 13 day of August, 1991.

Richard Fairclo
 Notary Public of Oregon
 My Commission expires _____



PROCTOR & FAIRCLO
 ATTORNEYS AT LAW
 280 MAIN STREET
 KLAMATH FALLS, OREGON 97601

16125

OK

TRUSTEE'S NOTICE OF SALE

Reference is made to the certain trust deed made by DONALD R. RICKEY, as grantor, to

ASPEN TITLE & ESCROW, INC., as trustee,
in favor of FRANK BORGES and HAZEL BORGES, husband and wife, as beneficiary,
dated December 31, 1990, recorded January 3, 1991, in the mortgage records of
Klamath County, Oregon, in book/~~book~~/volume No. M91 at page 92
~~See the instrument [insert title and location of the instrument] covering the following described real~~
property situated in said county and state, to-wit:

SEE ATTACHED EXHIBIT "A"

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:

\$25,000 due on the first day of April, 1991, and a payment of
\$25,000 due on the first day of July, 1991.

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, to-wit:

\$50,000, plus costs and attorney fees associated with this sale.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 7, 1992,
at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
Klamath County Courthouse front steps, 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 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 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 perform-
ance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
ance 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 obli-
gation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their
respective successors in interest, if any.

DATED August 5, 1991

Richard Fairclo
Successor Trustee

State of Oregon, County of SS:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that
the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

SERVE:

If the foregoing is a copy to be served pursuant to
ORS 86.740 or ORS 86.750(1), fill in opposite
the name and address of party to be served.

EXHIBIT "A"

In Township 39 South, Range 8 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

- Section 27: That portion of the W 1/2 of E 1/2 (which includes
Lots 3 and 5) lying South of that portion conveyed
to Weyerhaeuser Timber Co. by Deed recorded May 5,
1928, Deed Volume 80, Page 275, and Government Lot 4.
- Section 34: Government Lots 1, 2, 3, 4, 5, 6, 7, 8 and 12
- Section 35: Government Lot 1
- Section 27: Beginning at a point on the center section line of
Section 27, Township 39 South, Range 8 East of the
Willamette Meridian, which point is common with the
center section line and the Southeasterly right of
way boundary of the Klamath Falls-Ashland Highway
(Oregon 66) and bears South a distance of 494.0 feet,
more or less, from the quarter section corner common
to Sections 22 and 27, Township, Range and Meridian
aforesaid; thence continuing South along same center
section line a distance of 2661.0 feet, more or
less to the Northerly right of way boundary of the
Weyerhaeuser Timber Company road (Volume 80, Page
275, Deed Records of Klamath County, Oregon); thence
North 55 degrees 21' East along same, a distance of
36.47 feet; thence North, parallel with the afore-
said center section line a distance of 2667.2 feet,
more or less, to the Southeasterly right of way
boundary of aforesaid Klamath Falls-Ashland Highway;
thence South 48 degrees 08' West along same, a
distance of 40.28 feet more or less, to the point of
beginning, being a 30 foot strip of land for private
road purposes.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by
and through its Department of Transportation, Highway Division by Deed
recorded May 17, 1989 in Book M-89 at Page 8560.

CODE 5 & 20 MAP 3908 TL 53
CODE 20 MAP 3908-2700 TL 700

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclough the 14th day
of Aug. A.D. 19 91 at 3:43 o'clock P M., and duly recorded in Vol. M91,
of Mortgages on Page 16124.

FEE \$18.00

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall