

P.O. Box 2179
La Pine, Oregon 97739

NOTICE OF LIEN

NOTICE IS HEREBY GIVEN that The Wagon Trail Ranch Property Owners Association, claimant, pursuant to Section 8 of the Wagon Trail Ranch Declarations, Restrictions, Protective Covenants and Conditions, recorded in Volume 72, page 9766, Deed Records, Klamath County, Oregon, claims a lien for past due maintenance assessments and charges levied pursuant to the above referenced Wagon Trail Ranch Declarations upon the following described real property located in Wagon Trail Ranch, Klamath County, Oregon, also known as lot #(s) 197.

Third Addition,
Wagon Trail Acreages No. 1, Lot 18, Block 3

The name of the owner or reputed owner of said land is _____

Wayland A. Porter, Jr.

The following is a true statement of claimant's demands and after deducting all just credits and offsets:

Annual assessments due as of 10/ 1 / 91	<u>\$44.58</u>	.
Special assessments due as of 8/ 10/ 91	<u>350.00</u>	.
Recording Costs	<u>8.00</u>	.
Reasonable Attorneys fees for filing and other collection expenses:	<u>25.00</u>	.
		*Total due: <u>\$427.58</u>

DATED this 23 day of October, 1991.

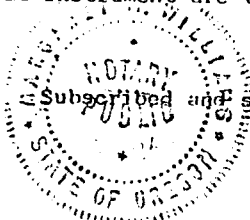
THE WAGON TRAIL RANCH PROPERTY OWNERS
ASSOCIATION

By: Donald G. Brown
Donald G. Brown, secretary

STATE OF OREGON, County of Klamath ss.

I, Donald G. Brown, being first duly sworn, depose and say: That I am the secretary of the Wagon Trail Ranch Property Owners Association; that I have knowledge of the facts therein set forth; that all statements made in said instrument are true and correct, as I verily believe.

Donald G. Brown
Donald G. Brown



Subscribed and sworn to before me this 23 day of October, 1991.

Margaret Williams
Margaret Williams
Notary Public for Oregon/Commission Exp 20 / 93

Return to:

Donald G. Brown
HC 76, Box 1041
La Pine, OR., 97739

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald G. Brown the 24th day of Oct. A.D. 19 91 at 12:07 o'clock P.M., and duly recorded in Vol. M91 of Co. Lien Docket on Page 22239.

FEE \$8.00

Evelyn Biehn, County Clerk

By Daniel M. Mendenhall

201 OCT - 91 PM 12 07

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

KELLY D. SUTHERLAND, Successor
Trustee

By: *Kelly D. Sutherland*

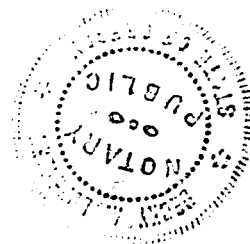
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON)
) SS.
County of Multnomah)

The forgoing instrument was
acknowledged before me this 23rd
day of October, 19 91, by

Breck A. Korbenter
Notary Public for Oregon

My Commission Expires: 6/18/93



After Recording Return to:
SHAPIRO & KREISMAN
4380 S.W. Macadam Ave., Suite 310
Portland, Oregon 97201
(503) 227-4566

Send all Tax Statements to:

Lender Loan #: 5615225

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 24th day
of Oct. A.D., 19 91 at 12:06 o'clock P. M., and duly recorded in Vol. M91
of Deeds on Page 22236

Evelyn Biehn . County Clerk

By *Pauline M. Mendenhall*

FEE \$38.00

property was sold, pursuant to 86.750(1). If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs, together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to said notice of sale, the undersigned trustee on October 23, 1991 at the hour of 10:00 AM o'clock, of said day, in accord with the standard of time established by ORS 187.110 (which was the day and hour to which said sale was postponed as permitted by ORS 86.775(2) (which was the day and hour set in the amended Notice of Sale) and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said trust deed, sold real property in one parcel at public auction to the said second party for the sum of \$33,651.54, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$33,651.54.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the trustee does hereby convey unto the second party all interest which the grantor has or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 5, Block 66, BUENA VISTA, in the County of Klamath, State of Oregon.

Commonly known as: 2134 Oregon Avenue, Klamath Falls, OR 97601