

Peelle Financial Corporation  
197 East Hamilton Ave.  
Campbell, CA 95008

41759

26188

# Notice of Sale

41760

**A default has occurred under the terms of a Trust Deed** executed by  
LMJ CATTLE COMPANY, A PARTNERSHIP, as Grantor,  
to ASPEN TITLE & ESCROW, INC., as Trustee,  
dated, APRIL 21, 1995 and recorded MAY 2ND, 1995, in the official records of KLAMATH  
County, Oregon, in (as) VOLUME M95 PAGE 11374  
with THE BANK OF CALIFORNIA, N.A. as the original Beneficiary,  
covering the following described real property:

PARCEL 1: THE E 1/2 SE 1/4 OF SECTION 8

PARCEL 2: THE E 1/2 NE 1/4 OF SECTION 8

(FOR THE COMPLETE LEGAL DISCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE  
APART HEREOF) MAP NO. 3307-V0000TL-1800, 1500, 3307-V0900TL-200 AND 300

**FORREST N. A. BACCI**, Successor Trustee, and the Beneficiary have elected to sell the property  
to satisfy the obligations secured by the Trust Deed and recorded a Notice of Default pursuant to ORS  
86.735(3). The default for which the foreclosure is made is the failure of Grantor or Grantor's successor  
in interest to: MAKE PAYMENT OF THE PRINCIPAL AND INTEREST REQUIRED UNDER THE NOTE,  
CREDIT AGREEMENT, AND GUARANTIES, WHEN THE NOTE BECAME DUE IN FULL ON 12-5-97,  
WITH INTEREST ACCRUING FROM 5-30-97, PAY ATTORNEY FEES INCURRED BY THE BENEFICIARY  
TO PROTECT THE SECURITY AND ANY FURTHER BREACH OF ANY TERM OR CONDITION CONTAINED  
IN THE NOTE, DEED OF TRUST, CREDIT AGREEMENT AND GUARANTIES.

By reason of the default the Beneficiary has declared all obligations secured by the Trust Deed  
immediately due and payable. The sums now due are: \$ 224,318.50  
PLUS ACCRUED INTEREST AT THE RATE OF 5 % PER ANNUM FROM 5-30-97 AND CONTINUING  
UNTIL PAID, PLUS ALL ACCRUED LATE CHARGES, TRUSTEE'S FEES, FORECLOSURE COSTS,  
AND ANY SUMS ADVANCED BY THE BENEFICIARY PURSUANT TO THE TERMS OF THE TRUST DEED.  
**Notice Is Hereby Given** that the undersigned Trustee will on 12-31-97 at the hour  
of 11:00 o'clock, (A M), standard of time established by ORS 187.110, at: THE KLAMATH COUNTY  
COURTHOUSE, 316 MAIN ST., KLAMATH FALLS, OREGON.

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 above described property which the  
Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which  
the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the  
secured obligations 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 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 the principal as would not then be due had no default occurred,  
together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed, and  
statutory Trustee's and attorney's fees, and by curing any other default stated in the Notice of Default  
and any other default under the Trust Deed that may have occurred subsequent to the recording of 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 the sale.

Dated: 8/20/97

  
FORREST N. A. BACCI, TRUSTEE

For Information Contact:  
PEELLE FINANCIAL CORPORATION  
197 East Hamilton Avenue, Campbell, CA 95008

PFC # 26188-18 Loan # 673-127-0720

CR024 NOS 08/22/90

(408) 866-6868

## EXHIBIT I continued

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

## PARCEL 1:

The E ½ SE ¼ of Section 8; and the SW ¼ and Lots 3 and 4 of Section 9, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2:

The E ½ of the NE ¼ of Section 8, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 1 and 2 of Section 9, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

The W ½ of the NW ¼ of Section 9, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPT that portion deeded to the State of Oregon, by and through its Department of Transportation, recorded October 8, 1991 in Book M91, page 20911, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day  
of December A.D., 19 97 at 3:40 o'clock P M., and duly recorded in Vol. M97  
of Mortgages on Page 41758.

FEE \$25.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose