

AFTER RECORDING RETURN TO:  
Carlton D. Warren  
WARREN ALLEN KING O'HARA BENNETT  
& JEPSSEN, LLP  
850 N.E. 122nd Avenue  
Portland, OR 97230

SEND ALL TAX STATEMENTS TO:  
No Change

ATC# 04047524

## TRUST DEED SERVICE AFFIDAVIT

Reference is made to Trust Deed dated May 17, 1996, recorded May 23, 1996, Volume M96, Page 15024, Klamath County Records; Diversified Assets, Inc. a California corporation, Grantor; Carlton D. Warren, Trustee; Mainlander Services Corporation, Beneficiary; Legally Described as: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH VERBATIM. Said property is also known as 63 acres more or less at intersection of Hwy. 97 and Hwy. 140.

STATE OF OREGON )  
(ss.  
County of Multnomah )

I, Carlton D. Warren, being first duly sworn, say:

I am the duly appointed successor trustee in respect the captioned matter.

I caused publication of Trustee's Notice of Sale in respect the captioned matter and the Affidavit of Publication of Julie Hughes sworn on May 29, 1998 is recorded herewith.

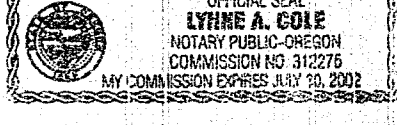
The property is vacant and an affidavit of vacancy is recorded herewith.


Additionally, Diversified Assets, Inc., was served with a certified true copy of the Trustee's Notice of Sale by ordinary and certified United States postage prepaid mail, return receipt requested, which said copies served by mail were placed in the United States mails and were duly addressed to said entity at its last known addresses on or before 120 days prior to the said sale day.

Since the date of recording of said Trust Deed to the date of this Affidavit, none of the named individuals were minors or incapacitated persons, nor were or are they in the military service of the United States.

  
Carlton D. Warren

SUBSCRIBED AND SWORN to before me this 12th day of June, 1998.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 07/30/02

STATE OF OREGON,  
COUNTY OF KLAMATH

I, Julie Hughes, Office 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 the

LEGAL #1336

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for FOUR

( 4 ) insertion(s) in the following issues:

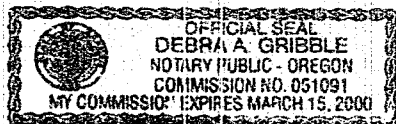
MAY 8/15/22/29, 1998

Total Cost: \$936.00

Subscribed and sworn before me this 29TH  
day of MAY 1998

Debra A. Subbie

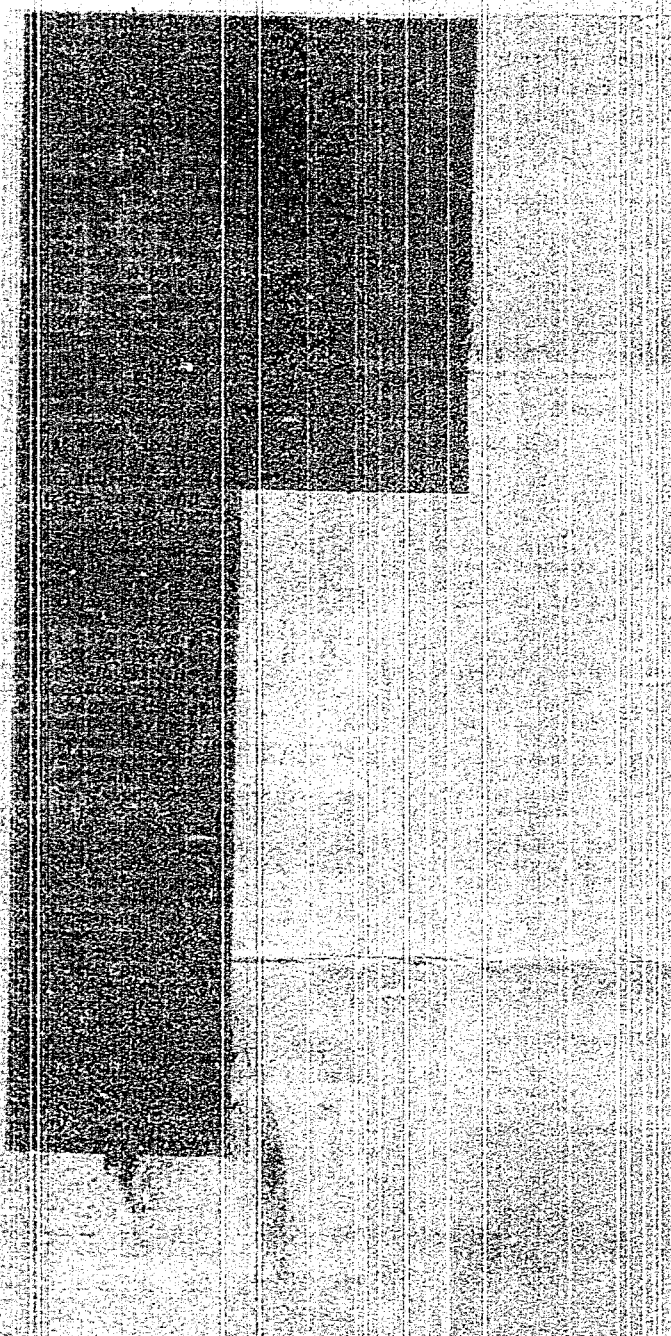
Notary Public of Oregon

My commission expires 3-15 20 00

The following is a list of the names of the persons who have been appointed as trustees of the Oregon State Trust Fund for the year 1924:

Name	Address	City	County
John A. Smith	1234 Main St.	Portland	Clatsop
James B. Jones	5678 Oak St.	Seaside	Clatsop
William C. Brown	9012 Elm St.	Astoria	Clatsop
Robert D. White	3456 Pine St.	Warrenton	Clatsop
Charles E. Green	7890 Cedar St.	Longview	Clatsop
Frank G. Black	2345 Birch St.	Clifton	Clatsop
George H. Gray	6789 Spruce St.	Clifton	Clatsop
Harold I. Blue	1011 Willow St.	Clifton	Clatsop
Arthur J. Red	4321 Ash St.	Clifton	Clatsop
Edward K. Yellow	8765 Hickory St.	Clifton	Clatsop
John L. Purple	2109 Magnolia St.	Clifton	Clatsop
William M. Brown	6543 Sycamore St.	Clifton	Clatsop
Robert N. Green	0987 Poplar St.	Clifton	Clatsop
Charles O. White	4321 Chestnut St.	Clifton	Clatsop
Frank P. Black	8765 Walnut St.	Clifton	Clatsop
George Q. Gray	2109 Elm St.	Clifton	Clatsop
Harold R. Blue	6543 Oak St.	Clifton	Clatsop
Arthur S. Red	0987 Pine St.	Clifton	Clatsop
Edward T. Yellow	4321 Cedar St.	Clifton	Clatsop
John U. Purple	8765 Birch St.	Clifton	Clatsop
William V. Brown	2109 Spruce St.	Clifton	Clatsop
Robert W. Green	6543 Willow St.	Clifton	Clatsop
Charles X. White	0987 Ash St.	Clifton	Clatsop
Frank Y. Black	4321 Hickory St.	Clifton	Clatsop
George Z. Gray	8765 Magnolia St.	Clifton	Clatsop
Harold AA. Blue	2109 Sycamore St.	Clifton	Clatsop
Arthur BB. Red	6543 Poplar St.	Clifton	Clatsop
Edward CC. Yellow	0987 Chestnut St.	Clifton	Clatsop
John DD. Purple	4321 Walnut St.	Clifton	Clatsop
William EE. Brown	8765 Elm St.	Clifton	Clatsop
Robert FF. Green	2109 Oak St.	Clifton	Clatsop
Charles GG. White	6543 Pine St.	Clifton	Clatsop
Frank HH. Black	0987 Cedar St.	Clifton	Clatsop
George II. Gray	4321 Birch St.	Clifton	Clatsop
Harold JJ. Blue	8765 Spruce St.	Clifton	Clatsop
Arthur KK. Red	2109 Willow St.	Clifton	Clatsop
Edward LL. Yellow	6543 Ash St.	Clifton	Clatsop
John MM. Purple	0987 Hickory St.	Clifton	Clatsop
William NN. Brown	4321 Magnolia St.	Clifton	Clatsop
Robert OO. Green	8765 Sycamore St.	Clifton	Clatsop
Charles PP. White	2109 Poplar St.	Clifton	Clatsop
Frank QQ. Black	6543 Chestnut St.	Clifton	Clatsop
George RR. Gray	0987 Walnut St.	Clifton	Clatsop
Harold SS. Blue	4321 Elm St.	Clifton	Clatsop
Arthur TT. Red	8765 Oak St.	Clifton	Clatsop
Edward UU. Yellow	2109 Pine St.	Clifton	Clatsop
John VV. Purple	6543 Cedar St.	Clifton	Clatsop
William WW. Brown	0987 Birch St.	Clifton	Clatsop
Robert XX. Green	4321 Spruce St.	Clifton	Clatsop
Charles YY. White	8765 Willow St.	Clifton	Clatsop
Frank ZZ. Black	2109 Ash St.	Clifton	Clatsop
George AAA. Gray	6543 Hickory St.	Clifton	Clatsop
Harold BBB. Blue	0987 Magnolia St.	Clifton	Clatsop
Arthur CCC. Red	4321 Sycamore St.	Clifton	Clatsop
Edward DDD. Yellow	8765 Poplar St.	Clifton	Clatsop
John EEE. Purple	2109 Chestnut St.	Clifton	Clatsop
William FFF. Brown	6543 Walnut St.	Clifton	Clatsop
Robert GGG. Green	0987 Elm St.	Clifton	Clatsop
Charles HHH. White	4321 Oak St.	Clifton	Clatsop
Frank III. Black	8765 Pine St.	Clifton	Clatsop
George JJJ. Gray	2109 Cedar St.	Clifton	Clatsop
Harold KKK. Blue	6543 Birch St.	Clifton	Clatsop
Arthur LLL. Red	0987 Spruce St.	Clifton	Clatsop
Edward MMM. Yellow	4321 Willow St.	Clifton	Clatsop
John NNN. Purple	8765 Ash St.	Clifton	Clatsop
William OOO. Brown	2109 Hickory St.	Clifton	Clatsop
Robert PPP. Green	6543 Magnolia St.	Clifton	Clatsop
Charles QQQ. White	0987 Sycamore St.	Clifton	Clatsop
Frank RRR. Black	4321 Poplar St.	Clifton	Clatsop
George SSS. Gray	8765 Chestnut St.	Clifton	Clatsop
Harold TTT. Blue	2109 Walnut St.	Clifton	Clatsop
Arthur UUU. Red	6543 Elm St.	Clifton	Clatsop
Edward VVV. Yellow	0987 Oak St.	Clifton	Clatsop
John WWW. Purple	4321 Pine St.	Clifton	Clatsop
William XXX. Brown	8765 Cedar St.	Clifton	Clatsop
Robert YYY. Green	2109 Birch St.	Clifton	Clatsop
Charles ZZZ. White	6543 Spruce St.	Clifton	Clatsop
Frank AAAA. Black	0987 Willow St.	Clifton	Clatsop
George BBBB. Gray	4321 Ash St.	Clifton	Clatsop
Harold CCCC. Blue	8765 Hickory St.	Clifton	Clatsop
Arthur DDDD. Red	2109 Magnolia St.	Clifton	Clatsop
Edward EEEE. Yellow	6543 Sycamore St.	Clifton	Clatsop
John FFFF. Purple	0987 Poplar St.	Clifton	Clatsop
William GGGG. Brown	4321 Chestnut St.	Clifton	Clatsop
Robert HHHH. Green	8765 Walnut St.	Clifton	Clatsop
Charles IIII. White			

# DECLARATION OF PROBATE



STATE OF OREGON  
COUNTY OF KUMAMIA  
I, the undersigned, being a resident qualified person, do hereby certify that I am a Justices of the Peace for and in the County of KUMAMIA, State of OREGON.  
I do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears from the records of the County of KUMAMIA, State of OREGON.  
In testimony whereof, I have hereunto set my hand and the seal of said County at the City of Medford, Oregon, this 1st day of January, 1900.  
J. H. [Signature]  
Justices of the Peace

## AFFIDAVIT OF NON-OCCUPANCY

20446

STATE OF OREGON

County of KLAMATH

I, ALLISON MILLAY, being first duly sworn, depose and say: That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of JACKSON county, State of Oregon. I am not a party to, an attorney in, or interested in any suit or action involving the property described below.

That on the 23RD day of APRIL, 1998, after personal inspection, I found the following described real property to be unoccupied:

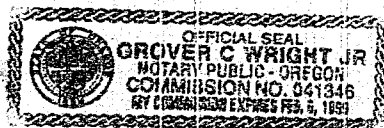
PROPERTY AT THE INTERSECTION OF HWY 97 & HWY 140  
KLAMATH FALLS, OR

Commonly described as: (street address) HWY 97 & HWY 140

KLAMATH FALLS, OR

A. Millay

SUBSCRIBED AND SWORN to before me this 28 day of April 1998,  
19



[Signature]  
NOTARY PUBLIC FOR OREGON

My commission expires: 2/6/99



TRUSTEE'S NOTICE OF SALE

20447

Reference is made to that certain trust deed made by Diversified Assets, Inc. a California corporation, as grantor, to Carlton D. Warren, as trustee, in favor of Mainlander Services Corporation, as beneficiary, dated May 17, 1996, recorded May 23, 1996, in the mortgage records of Klamath County, Oregon, in Book 15024, volume No. M96, at page 15024, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH VERBATIM.

Said property is also known as 63 acres more or less at intersection of Hwy 97 and Hwy. 140.

\*together with any and all lender advances, costs, expenses and attorney's fees relating to the loan and this foreclosure.

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: Failure to make required Note payments due on 1/7/98 in the amount of \$3,963.00 and a similar amount on the 17th of each month thereafter; failure to pay late charges commencing 2/2/93 in the amount of \$148.15 each and on the second day of each month thereafter and failure to pay company mailing expense of \$2.77 & failure to pay default interest in the amount of 3% per annum on \$221,072.37 commencing 2/19/98 until paid & if reinstatement does not occur, an amount equal to 5% late charges on \$221,072.37.

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: Principal of \$221,072.37 plus accrued interest to 2/19/98 of \$5,303.15 plus mailing expense of \$2.77 plus interest at the rate of 18% per annum on the said principal amount commencing 2/19/98 compounded monthly on the 17th day of each month plus late charge of 5% on the principal amount if the loan is not reinstated plus late charges of \$148.15 per month commencing 2/2/98 until paid (Cont. at \* above)

WHEREFORE, notice hereby is given that the undersigned trustee will on August 14, 1998, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at front main door of the Klamath County Courthouse

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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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.

DATED April 6, 1998

Carlton D. Warren

Trustee

State of Oregon, County of Multnomah

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

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.

SERVE:

20447-A

The SW 1/4 SW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The NW 1/4 NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING the following described parcels of land:

Beginning at the 1/16 section corner in the center of the NW 1/4 of Section 34; thence North 89 degrees 25' West 561.1 feet; thence North 0 degrees 19' West 776.3 feet; thence South 89 degrees 25' East 561.1 feet; thence South 0 degrees 19' East 776.3 feet to the point of beginning.

Beginning at the Southwest corner of the said NW 1/4 NW 1/4; thence North 0 degrees 28' West 253 feet to the Northerly right of way line of the State Highway; thence along said right of way line South 73 degrees 47' 15" East on the long chord of a curve to the right a distance of 188.1 feet; thence on a 1592.4 foot radius curve right (the long chord of which bears South 67 degrees 29' 15" East 182.1 feet) a distance of 182.2 feet; thence South 73 degrees 31' East 368.5 feet to the North line of a county road; thence South 89 degrees 46' East 70 feet to the East line of I.L.C. Gooding property; thence South 0 degrees 19' East 30 feet to the South line of said NW 1/4 NW 1/4; thence North 89 degrees 46' West 775.9 feet along the South line of said NW 1/4 NW 1/4 to the place of beginning.

ALSO SAVING AND EXCEPTING that portion deeded to the State of Oregon by and through its State Highway Commission by deed recorded January 29, 1965 in Book 359 at Page 112, Deed Records of Klamath County, Oregon.

AND FURTHER SAVING AND EXCEPTING the North 60 feet of the NW 1/4 NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND FURTHER SAVING AND EXCEPTING that portion deeded to Klamath County by deed recorded September 3, 1992 in Book M-92 at Page 20200.

CODE 156 MAP 3809-2700 TL 600  
CODE 154 MAP 3809-3488 TL 200

Permitted Encumbrances: Rights of the public in and to any portion of the property lying within the boundaries of roads or highways; Easement recorded August 1, 1942 at Book 149 Page 54; Easement recorded February 4, 1944 at Book 162 Page 113; Easement recorded December 23, 1960 at Book 327 Page 289; Reservation in deed recorded January 29, 1965 at Book 359 Page 112; Trust Deed recorded October 3, 1990 at Book M-90 Page 19987

All book and page references are to the real property records of the County of Klamath, State of Oregon.

EXHIBIT A  
PAGE 1

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title & Escrow the 15th day of June A.D. 19 98 at 3:34 o'clock p. M., and duly recorded in Vol. M98 of Mortgages on Page 20666

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Michelle J. Mendenhall