

Re: Trust Deed from

Vol M00 Page 27655

Park Development Group, L.L.C.
Grantor
To

200 JUL 28 PM 2:15

Carlton D. Warren
850 N.E. 122nd Avenue
Portland, OR 97230
Trustee

Mainlander Services Corporation
25 - 82nd Drive, Suite 200
Gladstone, OR 97027
Beneficiary

After recording, return to:
Carlton D. Warren
850 N.E. 122nd Avenue
Portland, OR 97230

K55604

AFFIDAVIT OF PUBLICATION AND SERVICE IN TRUST DEED FORECLOSURE

STATE OF OREGON, County of Multnomah, ss:

I, Carlton D. Warren, being first duly sworn, depose, say and certify that: I am the duly appointed Trustee or Successor Trustee in said Trust Deed.

I caused publication of the attached Trustee's Notice of Sale and the Affidavit of Publication of Larry L. Wells sworn on July 20, 2000 is recorded herewith.

More than 120 days prior to October 13, 2000, the date the Trustee will conduct the sale, I caused to be personally served a true copy of the Trustee's Notice of Sale certified by me on Occupants by posting of vacant land. The affidavit of service is attached.

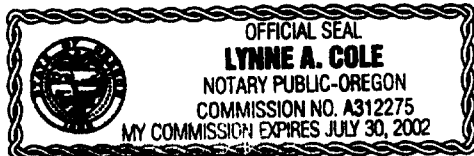
Additionally, Occupants, Park Development Group, L.L.C., Glenn C. Brown, Joyce B. Brown, Andrew Fisher, Karen Fisher, Robert Posner, Alyson Casey, Capital Real Estate Management Co., Inc. and Adkins Consulting Engineers, Inc., were served with a certified true copy of the Trustee's Notice of Sale by ordinary and certified United States postage prepaid mail, return receipt requested, which said copies were placed in the United States mails at Portland, Oregon in a sealed envelope and were duly addressed to each of said persons at their last known addresses on June 2, 2000, June 8, 2000 and June 15, 2000 which is 120 days prior to the said sale day. Said persons include the grantor, grantor's successors, occupants and all lien claimants and any person requesting notice under ORS 86.740(1)(d).

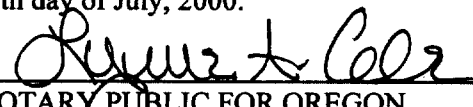
None of the named individuals are minors or incapacitated persons, nor are they in the military service of the United States.



Carlton D. Warren

Subscribed and sworn to before me this 26th day of July, 2000.





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

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, 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 the

Legal#3316

Trustee's Notice of Sale

Park Development Group, L.L.C.

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:

June 29, 2000

July 6, 13, 20, 2000

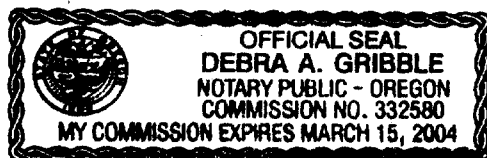
Total Cost: \$634.50

Subscribed and sworn before me this 20th
day of July 20 00

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 20 04



TRUSTEE'S NOTICE OF SALE

Reference is made to the trust deed of Park Development Group, L.L.C. Grantor, to Carlton D. Warren, Trustee, in favor of Mainlander Services Corporation, Beneficiary, dated November 2, 1998, recorded November 3, 1998 in the mortgage records of Klamath County, Oregon in Volume M98, page 40285, on the following real property in said county and state, to-wit:

That portion of the NE 1/4 NW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Lake of the Woods Highway 140 SAVING AND EXCEPTING that portion conveyed to State of Oregon in Deed Volume M68 page 3409, records of Klamath County, Oregon.

which said property is more commonly known as NAA Highway 270, State Highway 140, Klamath Falls, Oregon 97601. Tax Account No. 3909-700-301; Key No. 882271.

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: Failure to pay the entire loan on May 2, 2000 in the amount of \$324,946.88 plus one month's accrued interest and the April late fee and an apparent conveyance of a portion of the ownership of the property contrary to the provisions of the Deed of Trust.

The sum owing on the obligation secured by said trust deed is: \$368,056.63 including unpaid interest accrued through May 18, 2000, two months' late fees and a balloon payment late fee plus \$171.50 per day commencing May 18, 2000 until paid plus all lender's costs and advances with respect to the protection of its interest in the Trust Deed and of this foreclosure proceeding.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on October 13, 2000 at 10:00 o'clock A.M., as established by ORS 187.110, at the main front door of the offices of First American Title Insurance Company, 422 Main Street, in the City of Klamath Falls, County of Klamath, Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had at the time of the execution of the said trust deed, together with any interest which the Grantor or Grantor's successors in interest acquired after execution of said trust deed, to satisfy the foregoing obligations and the costs and expenses of sale, including a reasonable charge by the Trustee. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee completes the auction 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 necessary to cure and by paying

all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

FAIR DEBT COLLECTION PRACTICES ACT NOTICE

This is an attempt to collect a debt on behalf of the Beneficiary named above (also referred to as the "creditor") and any information obtained will be used for that purpose. The debt is owed to the creditor in the amount described above. Unless you dispute the validity of this debt, or any portion thereof, in writing within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or (if applicable) a copy of the judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information. This Trustee's Notice of Sale is issued by a debt

Collector.
Dated June 1, 2000
Carlton D. Warren,
Trustee
WARREN ALLEN
KING O'HARA BEN-
NETT & JEPSEN, LLP
850 N.E. 122nd Avenue
Portland, OR 97230
(503) 255-8795
#3316 June 29, 2000
July 6, 13, 20, 2000

IN THE _____ COURT OF THE STATE OF _____ OREGON
COUNTY OF _____ : COURT CASE NO. _____

MAINLANDER SERVICES CORP

vs

PARK DEVELOPMENT GROUP LLC

PROOF OF SERVICE

STATE OF OREGON)
) SS.

County of KLAMATH

I hereby certify that on the 6 day of June, 2020, at the hour of 1258
I served OCCUPANTS by

- _____ Personal Service (personally and in person)
_____ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)
_____ Office Service (by serving the person apparently in charge)
X By posting (said residence)

A certified/true copy of:

- | | | |
|--|---------------------------|--------------------|
| _____ Summons | _____ Writ of Garnishment | _____ Small Claims |
| _____ Motion | _____ Order | _____ Affidavit |
| _____ Complaint | _____ Citation | _____ Subpoena |
| _____ Petition | _____ Notice | _____ Decree |
| <u>X</u> Other: <u>TRUSTEES NOTICE</u> | | |

Together with a copy of _____

To OCCUPANTS At NAA HIGHWAY 270, STATE HIGHWAY
KLAMATH FALLS, OR. 97601

NOT FOUND: I certify that I received the within document for service on the _____ day of _____, 20____
and after due and diligent search and inquiry, I have been unable to locate _____
within the county of _____ Dated this _____ day of _____, 20____

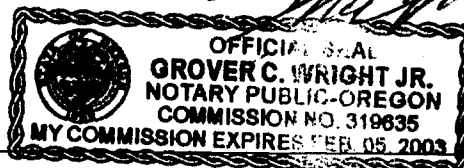
ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one named in the action.

John T. Tugate

Subscribed to and sworn to before me this
_____ day of _____, 20____

JOHN TUGATE (#25)
Cleveland Investigation Company
(541) 535-6005



Papers

Received From WARREN, ALLEN, KING & O'HARA
850 NE 122ND AVE
PORTLAND
OR 97230
FEDERAL ID # 93-0904214
503-255-8795
ATTN: CARLTON WARREN

Remit to: CIC	Service Fee	\$	25.00
P.O. Box 1230	Mileage	\$	
Talent, OR 97540	Rush/Emergency	\$	
Date: <u>06 08 2006</u>	Incorrect Add.	\$	
CIC File No. <u>00 10057</u>	Amount Paid	\$	20.00
Client No. <u>MAINLANDER/PARK</u>	TOTAL DUE	\$	45.00

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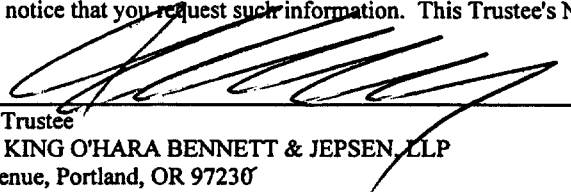
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FAIR DEBT COLLECTION PRACTICES ACT NOTICE

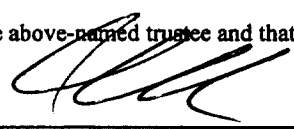
This is an attempt to collect a debt on behalf of the Beneficiary named above (also referred to as the "creditor") and any information obtained will be used for that purpose. The debt is owed to the creditor in the amount described above. Unless you dispute the validity of this debt, or any portion thereof, in writing within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or (if applicable) a copy of the judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information. This Trustee's Notice of Sale is issued by a debt collector.

Dated: June 1, 2000.


 Carlton D. Warren, Trustee
 WARREN ALLEN KING O'HARA BENNETT & JEPSEN, LLP
 850 N.E. 122nd Avenue, Portland, OR 97230
 (503) 255-8795

State of Oregon, County of Multnomah, 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

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:

State of Oregon, County of Klamath
 Recorded 07/28/00, at 2:15 p m.
 In Vol. M00 Page 27655
 Linda Smith,
 County Clerk Fee\$ 36⁰⁰