

ON

ASPEN 51221

Vol MD0 Page 34727

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

STATE OF OREGON, County of Multnomah, ss:

I, Michael E. Farnell

being first duly sworn, depose, and say and certify that:  
At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

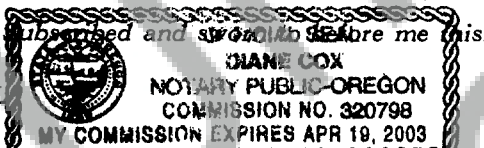
NAME	ADDRESS
Summerfield Manufactured Home Park, Inc.	4975 Homedale Road, Klamath Falls, OR 97603
Grady R. Brown, Registered Agent,	
Summerfield Manufactured Home Park, Inc.	4975 Homedale Road, Klamath Falls, OR 97603
Mary Rynerson, Registered Agent	
Summerfield LLC	68828 Lava Court, Sisters, OR 97509
Winema Electric, Inc.	PO Box 173, Klamath Falls, OR 97601
Pave & Seal	5506 Altamont Drive, Klamath Falls, OR 97603
Jefferson State Redi-Mix	4815 Tingley Lane, Klamath Falls, OR 97603
Pacific Northwest Funding	4640 SW Macadam Ave., Ste. 250, Portland, OR 97201

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 or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.\*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Michael E. Farnell, 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 Portland, Oregon, on May 9, 2000. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another 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.

Michael E. Farnell



20th

day of September, 2000.

(SEAL)

DIANE COX  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 320798  
MY COMMISSION EXPIRES APR 19, 2003

Notary Public for Oregon. My commission expires 4/19/03

\* More than one notice of sale may be used when the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

**AFFIDAVIT OF MAILING TRUSTEE'S  
NOTICE OF SALE**

RE: Trust Deed from

Summerfield Manufactured Home Park,  
Inc.

Grantor

Michael E. Farnell

Successor Trustee

AFTER RECORDING RETURN TO  
Michael E. Farnell  
988 SW Fifth Ave., Suite 1000  
Portland, OR 97204

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instrument  
was received for record on the ..... day  
of ....., 19.....,  
at ..... o'clock..... M., and recorded  
in book/reel/volume No. .... on  
page ..... or as fee/file/instru-  
ment/microfilm/reception No. ....  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By ..... Deputy

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Summerfield Manufactured Home Park, Inc., an Oregon corporation, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of P.N.F., Inc., an Oregon corporation, dba Pacific Northwest Funding, as beneficiary, dated June 11, 1998, recorded June 12, 1998, in the mortgage records of Klamath County, Oregon, in book M98 at page 20121, and as Auditor's No. 59688, covering the following described real property:

A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter and the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Parcel 1 of Land Partition 58-94, filed November 18, 1991.

The successors in interest to the above-named beneficiary, Randy Ginsberg, Jonathan Aaronson, Alma Aaronson, Linda Zamora and Howard Aaronson, have elected and the successor trustee hereby elects to sell such real property to satisfy the obligations secured by the trust deed. A Notice of Default and Election to Sell has been recorded in the Klamath County, Oregon Official Records.

The default for which foreclosure is made is the grantor's failure to pay when due the monthly payment due for the month of April, 2000, totaling \$7,500.00, under the terms of a note dated on or about June 5, 1998, in the original face amount of \$600,000.00, in addition to delinquent interest, late charges, unpaid property taxes and unpaid insurance, if any.

By reason of such default, the beneficiary has declared all obligations secured by the trust deed immediately due and payable, those sums being the unpaid principal balance of \$600,000.00, together with delinquent interest thereon in the amount of \$1,949.63 through April 1, 2000, and late charges of \$750.00, including \$750.00 for every month thereafter the regular monthly payment is more than 10 days late, in addition to interest on the unpaid balance of \$602,699.63 at the rate of 23% per annum commencing April 1, 2000, until paid, unpaid real property taxes and insurance premiums, and in addition to attorneys' fees, trustee's fee, foreclosure report fees, costs, and all other sums expended by the beneficiaries to protect their interests during the pendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned successor trustee will on September 22, 2000, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the front entrance of the 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 the trust deed, and in addition, by paying all costs and expenses actually incurred in enforcing the obligation and the trust deed, together with trustee's and attorneys' fees not exceeding the amounts provided by 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 obligation the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

**DATED:** May 9, 2000.




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Michael E. Farnell  
 Successor Trustee  
 Hagen, Dye, Hirschy & DiLorenzo, P.C.  
 888 SW Fifth Avenue, Suite 1000  
 Portland, Oregon 97204-2024  
 (503) 222-1812

The foregoing Trustee's Notice  
 of Sale is served, pursuant  
 to ORS Chapter 86, on:

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PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

34730

STATE OF OREGON  
COUNTY OF Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Summons & Complaint             | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order                          | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition                         | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims                     | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena |                                   |
| <input checked="" type="checkbox"/> <u>Trustee's Notice of Sale</u> |                                    |  |                                   |                                   |

For the within named: Occupants of 4975 Homedale Road  
Summerfield Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Jerry Robinson at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Jerry Robinson, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Sonja Robinson

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road #6  
ADDRESS OF SERVICE STREET UNIT / APT (SPC#)  
Klamath Falls Oregon 97603  
CITY STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000 3:05 a.m. ☐ p.m. ☒ Dave Shuck  
DATE OF SERVICE TIME OF SERVICE SIGNATURE

or not found  
PRINTED IN OREGON

PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

34731

STATE OF OREGON  
COUNTY OF Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint                        | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order                          | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition                         | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims                     | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena |                                   |
| <input checked="" type="checkbox"/> <u>Trustee's Notice of Sale</u> |                                    |  |                                   |                                   |

For the within named: Occupants of 4975 Homedale Road  
Summertield Manor Pictured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Saul Cardona at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Saul Cardona, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Oralia Cardona

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road #36  
ADDRESS OF SERVICE STREET UNIT / APT / SPC#  
Klamath Falls Oregon 97603  
CITY STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000 3:40 a.m. ☐ p.m. ☒  
DATE OF SERVICE TIME OF SERVICE SIGNATURE

or not found  
PRINTED IN OREGON

Dave Shack



# PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

STATE OF OREGON  
COUNTY OF

Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint    | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order      | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition     | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena |                                   |

For the within named:

Occupants of 4975 Homedale Road  
Summerfield Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Roberto Arias at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Roberto Arias, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Graciela Torres

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or (b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road  
ADDRESS OF SERVICE STREET  
Klamath Falls  
CITY

#38  
UNIT / APT (SPC#)

Oregon  
STATE

97603  
ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000  
DATE OF SERVICE

7:15 a.m. ☐ p.m. ☒  
TIME OF SERVICE

Dave Shuck  
SIGNATURE

# PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

STATE OF OREGON  
COUNTY OF Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint    | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order      | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition     | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/>          | <input type="checkbox"/> Subpoena |
- ☒ Trustee's Notice of Sale

For the within named: Occupants of 4975 Homedale Road  
Summerfield Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Jacqueline Archiga at the address below.

☐ SUBSTITUTE SERVICE: By delivering an Original or True Copy to \_\_\_\_\_, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road # 41  
ADDRESS OF SERVICE STREET UNIT / APT (SPC#)  
Klamath Falls Oregon 97603  
CITY STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000 3:35 a.m. ☐ p.m. ☒ [Signature]  
DATE OF SERVICE TIME OF SERVICE SIGNATURE  
or not found  
PRINTED IN OREGON Dave Shuck

PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

34734

STATE OF OREGON  
COUNTY OF Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint    | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order      | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition     | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena |                                   |
- ☒ Trustee's Notice of Sale

For the within named: Occupants of 4975 Homedate Road  
Summertfield Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Sharon Ellis at the address below.

☐ SUBSTITUTE SERVICE: By delivering an Original or True Copy to \_\_\_\_\_, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: \_\_\_\_\_

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedate Road #43  
ADDRESS OF SERVICE STREET UNIT / APT (SPC#)  
Klamath Falls Oregon 97603  
CITY STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000 3:45 a.m. ☐ p.m. ☒  
DATE OF SERVICE TIME OF SERVICE SIGNATURE  
Dave Shuck  
or not found  
PRINTED IN OREGON



PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

34735

STATE OF OREGON  
COUNTY OF

Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint    | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order      | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition     | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena |                                   |

☒ Trustee's Notice of Sale

For the within named:

Occupants of 4975 Homedale Road  
Summer Field Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Margaret Weaver at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Margaret Weaver, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Dan Weaver

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road  
ADDRESS OF SERVICE STREET  
Klamath Falls  
CITY

Oregon  
STATE

#46  
UNIT / APT (SPC#)  
97603  
ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000  
DATE OF SERVICE

3:10 a.m. ☐ p.m. ☒  
TIME OF SERVICE

Dave Shuck  
SIGNATURE

or not found  
PRINTED IN OREGON

PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

34736

STATE OF OREGON  
COUNTY OF

Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint    | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order      | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition     | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena |                                   |
- ☒ Trustee's Notice of Sale

For the within named: Occupants of 4975 Homedale Road  
Summertfield Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Richard Heath at the address below.

☐ SUBSTITUTE SERVICE: By delivering an Original or True Copy to \_\_\_\_\_, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: \_\_\_\_\_

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road  
ADDRESS OF SERVICE STREET  
Klamath Falls  
CITY

#48  
UNIT / APT / SPC#  
Oregon 97603  
STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 16, 2000  
DATE OF SERVICE

7:30 a.m. ☐ p.m. ☒  
TIME OF SERVICE

[Signature]  
SIGNATURE

or not found  
PRINTED IN OREGON

Dave Shuck

**PROOF OF SERVICE**  
**JEFFERSON STATE ADJUSTERS**

STATE OF OREGON  
COUNTY OF Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint    | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order      | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition     | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/>          | <input type="checkbox"/> Subpoena |
- ☒ Trustee's Notice of Sale

For the within named: Occupants of 4975 Homedale Road  
Summitfield Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: John Zichterman at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to John Zichterman, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Debbie Zichterman

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road #61  
ADDRESS OF SERVICE STREET UNIT / APT / SPC#  
Klamath Falls Oregon 97603  
CITY STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000 7:10 a.m. ☐ p.m. ☒  
DATE OF SERVICE TIME OF SERVICE SIGNATURE  
Pave Shuck  
or not found  
PRINTED IN OREGON

PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

34738

STATE OF OREGON  
COUNTY OF Klamath

COURT CASE NO. \_\_\_\_\_

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- |   |                                    |  |                                   |                                   |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint    | <input type="checkbox"/> Summons   | <input type="checkbox"/> Small Claim         | <input type="checkbox"/> Motion   | <input type="checkbox"/> Answer   |
| <input type="checkbox"/> Restraining Order      | <input type="checkbox"/> Judgment  | <input type="checkbox"/> Affidavit           | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter   |
| <input type="checkbox"/> Summons & Petition     | <input type="checkbox"/> Order     | <input type="checkbox"/> Decree              | <input type="checkbox"/> Notice   | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena |                                   |
- ☒ Trustee's Notice of Sale

For the within named: Occupants of 4975 Homedale Road  
Summerfield Manufactured Home Park

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Victor Vizcarra at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Victor Vizcarra, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Carmen Vizcarra.

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with \_\_\_\_\_, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon \_\_\_\_\_, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or  
(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_, who is a/the \_\_\_\_\_ thereof.

☐ OTHER METHOD: \_\_\_\_\_ By leaving an Original or True Copy with \_\_\_\_\_

☐ NOT FOUND: I certify that I received the within document for service on \_\_\_\_\_ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, \_\_\_\_\_ within \_\_\_\_\_ County.

4975 Homedale Road #1  
ADDRESS OF SERVICE STREET UNIT / APT (SPC#)  
Klamath Falls Oregon 97603  
CITY STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

May 15, 2000 3:00 a.m. ☐ p.m. ☒ [Signature]  
DATE OF SERVICE TIME OF SERVICE SIGNATURE  
or not found  
PRINTED IN OREGON Dave Shuck

OC

34739

## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Multnomah

ss.

I, Michael E. Farnell

being first duly sworn, depose, say and certify that:

I am the successor trustee in that certain trust deed executed and delivered by Summerfield Manufactured Home Park, Inc., an Oregon corporation as grantor to Aspen Title & Escrow, Inc. as trustee,

in which Randy Ginsberg, Jonathan Aaronson, Alma Aaronson, Linda Zamora & Howard Aaronson is beneficiary, recorded on June 12, 1998, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M98, at page 20121 or as fee/file/instrument/microfilm/reception No. 59688 (indicate which), covering the following described real property situated in said county:

A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter and the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Parcel 1 of Land Partition 58-94, filed November 18, 1991.

Space Nos. 3, 4, 5, 8, 9, 10, 24 and 63.

I hereby certify that on May 15, 2000, the above described real property was not occupied.

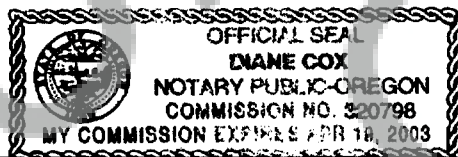
The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

Michael E. Farnell

Successor Trustee

Subscribed, sworn to and acknowledged before me this 20th day of September, 2000

(SEAL)



Notary Public for Oregon

My Commission expires: 4/19/03

TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from  
Summerfield Manufactured Home Park,  
Inc.

Grantor

to

Michael E. Farnell

Successor Trustee

AFTER RECORDING RETURN TO  
Michael E. Farnell  
888 SW Fifth Ave., Suite 1000  
Portland, OR 97204

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUNTIES  
WHERE USED.)

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy



# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,  
being first duly sworn, despose 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#3366

Trustee's Notice of Sale

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:

July 27, 2000

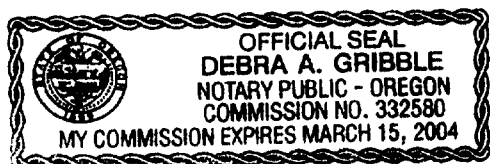
August 3, 10, 17, 2000

Total Cost: \$675.00

Subscribed and sworn before me this 17th  
day of August 2000

Debra A. Gribble  
Notary Public of Oregon

My commission expires March 15 2004



### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Summerfield Manufactured Home Park, Inc., an Oregon corporation, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of P.N.F., Inc., an Oregon corporation, dba Pacific Northwest Funding, as beneficiary, dated June 11, 1998, recorded June 12, 1998, in the mortgage records of Klamath County, Oregon, in book M98 at page 20121, and as Auditor's No. 59688, covering the following described real property:

A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter and the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Parcel 1 of Land Partition 58-94, filed November 18, 1991.

The successors in interest of the above-named beneficiary, Randy Ginsberg, Jonathan Aaronson, Alma Aaronson, Linda Zamora and Howard

Aaronson, have elected and the successor trustee hereby elects to sell such real property to satisfy the obligations secured by the trust deed. A Notice of Default and Election to Sell has been recorded in the Klamath County, Oregon Official

Records. The default for which foreclosure is made is the grantor's failure to pay when due the monthly payment due for the month of April, 2000, totaling \$7,500.00, under the

terms of a note dated on or about June 5, 1998, in the original face amount of \$600,000.00 in addition to delinquent interest, late charges, unpaid property taxes and unpaid insurance, if any.

By reason of such default, the beneficiary has declared all obligations secured by the trust deed immediately due and payable, those sums being the unpaid principal balance of \$600,000.00, together with delinquent interest thereon in the amount of \$1,949.63 through April 1, 2000, and late charges of \$750.00, including \$750.00 for every month thereafter the regular monthly payment is more than 10 days late, in addition to interest on the unpaid balance of \$602,699.63 at the rate of 23% per annum commencing April 1, 2000, until paid, unpaid real property taxes and insurance premiums, and in addition to attorneys' fees, trustee's fee, foreclosure report fees, costs, and all other sums expended by the beneficiaries to protect their interests during the proceeding of this proceeding.

WHEREFORE, notice hereby is given that the undersigned successor trustee will on September 22, 2000, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the front entrance of the 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

capable of being cured by tendering the performance required under the obligation or the trust deed, and in addition, by paying all costs and expenses actually incurred in enforcing the obligation and the trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by 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 obligation the per-

formance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: May 9, 2000

Michael E. Farnell  
STATE OF OREGON

ss.  
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.

David E. Grein  
#3366 July 27, 2000  
August 3, 10, 17, 2000

State of Oregon, County of Klamath  
Recorded 09/21/00, at 3:28 P.m.

In Vol. M00 Page 34727

Linda Smith,

County Clerk

Fee \$86.<sup>00</sup>