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Vol M02 Page 4637

State of Oregon, County of Klamath
Recorded 01/24/2002 10:24 m.
Vol M02, Pg 4637-4646
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by BENJAMIN J. REYNOLDS, III, as Grantor, to AMERITITLE, as Trustee, in favor of SHAMROCK DEVELOPMENT COMPANY, an Oregon corporation, as Beneficiary, dated May 7, 1997, recorded May 16, 1997, in the Microfilm Records of Klamath County, Oregon in Vol. M97, page 15087, the beneficial interest under said Trust Deed was assigned by instrument dated May 13, 1997, recorded May 16, 1997, in Volume M97, page 15090, Microfilm Records of Klamath County, Oregon from Shamrock Development Company, an Oregon corporation, to Kerry S. Penn dba Eli Property Company as to 41.6% interest only; and reassigned from Kerry S. Penn dba Eli Property Company to Shamrock Development Company, an Oregon corporation, by instrument dated August 23, 2001, recorded at Volume M01, page 43504, covering the following described real property situated in said county and state, to-wit:

Lot 10 in Block 7, TRACT NO. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 of which the foreclosure is made is grantor's failure to pay when due the following sums:

Payments in the amount of \$229.36 due and payable on October 12, 2000, and each and every month thereafter; plus real estate taxes for the fiscal year 2000-2001, in the amount of \$197.47 plus interest and for the fiscal year 2001-2002, a lien not yet due and payable, Account No. 4008 020AO- 01800-000; Key No.624408.

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:

\$22,487.46 plus interest in the amount of \$4.5637 per day from September 12, 2001, plus real estate taxes for the fiscal year 2000-2001, in the amount of \$197.47 plus interest and for the fiscal year 2001-2002, a lien not yet due and payable, Account No. 4008 020AO- 01800-000; Key No.624408.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 5, 2002 at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the office of Richard Fairclo, 280 Main Street, 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 him of the said trust deed, together with any interest which the grantor or his 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

TRUSTEE'S NOTICE OF SALE

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OC
Richard Fairclo
Attorney at Law
280 Main Street
Klamath Falls OR 97601

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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 of 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.

We are attempting to collect a debt and any information we obtain will be used for that purpose. The debt described in the Notice of Sale is assumed to be valid unless debtor disputes within 30 days and that, if disputed, debt collector will obtain and furnish to debtor the verification. If written request is made within 30 days by debtor, name of original lender will be given if different than the current creditor. Written requests should be addressed to: Richard Fairclo, Attorney at Law, 280 Main Street, Klamath Falls OR 97601.

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


Richard Fairclo
Successor Trustee

TRUSTEE'S NOTICE OF SALE

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Richard Fairclo
Attorney at Law
280 Main Street
Klamath Falls OR 97601

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON }
 } ss.
 County of Klamath }

I, RICHARD FAIRCLO, being duly sworn, depose and say and certify that:

At all times hereinafter mentioned I was and am now a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor of interest named in the attached original notice of sale given under the terms of that certain trust 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 at their respective last known addresses, to-wit:

Benjamin J. Reynolds III
 5701 East Second Street Apt #3
 Long Beach CA 90803

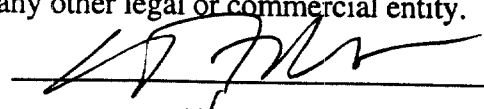
Pat Reynolds
 13705 Donnybrook Lane
 Moorpark CA 93021

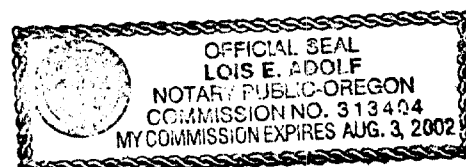
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice (c) any person, including the Department of Revenue or any other state agency, having a lien or interest, subsequent to the trust deed if the lien or interest appears of record of the beneficiary has actual notice of the lien or interest, and (d) any person request notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be true copy of the original notice of sale by RICHARD FAIRCLO, 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 Klamath Falls, Oregon, on January 24, 2002, as 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.

SUBSCRIBED AND SWORN to before me this 24 day of January, 2002


 Notary Public of Oregon
 My Commission expires:



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON]
] ss.
 County of Klamath]

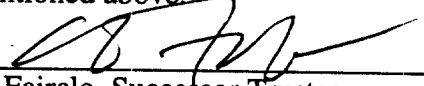
I, RICHARD FAIRCLO, being first duly sworn, depose, say and certify that:

I am Successor Trustee in that certain trust deed executed and delivered by BENJAMIN J. RENOLDS III, as grantor, to AMERITITLE as trustee, in which SHAMROCK DEVELOPMENT COMPANY is beneficiary, recorded on May 16, 1997, in the mortgage records of Klamath County, Oregon, in Volume No. M97, at page 15087 covering the following described real property situated in said county:

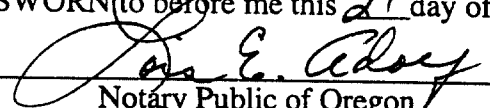
Lot 10 in Block 7, TRACT NO 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on January 24, 2002, the above described real property was not occupied, based upon information provided to me by my client.

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


 Richard Fairclo, Successor Trustee

SUBSCRIBED AND SWORN to before me this 24 day of January, 2002.


 Notary Public of Oregon
 My Commission expires:



Trustee's Affidavit
 As To Non-Occupancy

Richard Fairclo
 Attorney at Law
 280 Main Street
 Klamath Falls OR 97601