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2 MAR 5 AMB: 35 AFFIDAVIT OF MAILING TRUSTEE'S	Vol_M02_Page 13019
NOTICE OF SALE	STATE OF OREGON,
RE: Trust Deed from	
Ernst Brothers, LLC	
To Grantor	SPACE RESERVED
Neal Buchanan	FOR
	RECORDER'S USE
Trustae	State of Oregon, County of Klamath
After recording, return to (Name, Address, Zip):	Recorded 03/05/2002 8;35 a m.
Patrick G. Huycke	Vol M02, Pg 13019-22
Huycke, Maulding, O'Connor & Jarvis	Linda Smith, County Clerk
502 West Main Street, Suite 102	Fee \$ 36 = # of Pgs 4
Medford, Oregon 97501	
STATE OF OREGON, County ofJackson I,Darrel R. Jarvis) ss:
I, Darrel R. Jarvis	m a resident of the State of Oregon, a competent person over the age
both first class and certified mail with return receipt requests where so indicated) at their respective last known addresses	bed in the attached trustee's Notice of Sale by mailing copies thereof bed to each of the following named persons (or their legal representatives, to-wit:
NAME	ADDRESS
Mollie's Truck Stop	PO Box 617
c/o Crescent Oil Group, LLC	Gilchrist, OR 97737
any other state agency, having a lien or interest subsequent	d; (b) any successor in interest to the grantor whose interest appears of actual notice; (c) any person, including the Department of Revenue or to the trust deed, if the lien or interest appears of record or the benefi-
I was account horizon of the field of this level with 101 and but	SON requesting notice on not family in ODG or not a
Darral P. James So mailed was certified to be a tru	ie copy of the original notice of sale by
copy was mailed in a sealed envelope, with postage thereon	6.11. consideration and the first trustee named in the notice. Each such
we are a contract of the contr	fully prepaid, and was deposited by me in the United States post office 21. With respect to each person listed above, one
page notice and intrict with postage meletin sinnershi lot in	TSI Class delivery to the address indirect 1 1 11 11
manda with a proper form to request and obtain a retirm recent	If With hostage thereon in an amount auch :
The profit motice was maned affer the montes of the failt and	History to Sall Accomits 4 in the marks of the
As used herein, the singular includes the plural, "trus and any other legal or commercial entity.	stee" includes a successor trustee, and "person" includes a corporation
and any other legal of commercial entity.	
	Darrel R. Jarvis
U) ASSOCIAL SEAL W	
SHIRLEY J. PENNEY Subscribed	
NOTARY PUBLIC-OREGON ()	
NOTARY PUBLIC-OREGON COMMISSION NO. 344633	and sworn to before the on February 28 ,2002
NOTARY PUBLIC-OREGON COMMISSION NO. 344633 MY COMMISSION EXPIRES APR 4, 2005 Notary Pub	

TRUSTEE'S NOTICE OF SALE

13020

dant.

Neal Buchanan in lawor of Moural Charles Hassett 1994 Trust UTD 9/27/94 Mary Ann Hassett 1994 as beneficiary dated. In lawor of Moural Charles Hassett 1994 metabolish of Trust UTD 9/27/94 metabolish and the structure of the structure	Reference is made to that certain trust deed made byErnst Brothers, LLC	10050 @
infavor of Howard Charles Hassett 1994 TRUE UTD 9/21/94 National Hassett 1994, was frusted and an interest to the property datedanuary_26,anuary_27/94. Lamathanuary_26,anuary_27/94. County, Oregon, in hyper of the property of the mortgage records of as they high frustreament microfilm hyperpressionsanuary_26,	Neal Buchanan	, as grantor, to
Startland In. County, Oregon, in heads/see/lyoume No. MOD. at page 13954. See Sea Stay (1984) in the season of t	in favor of Howard Charles Hassett 1994 Trust TITT) 9/27/9/ X METY AND HARM	as trustee.
Startland In. County, Oregon, in heads/see/lyoume No. MOD. at page 13954. See Sea Stay (1984) in the season of t	deted January 26	as beneficiary
season An analysis of the season of th	Vianath	n the morrage records of
property situated in said county and state, to-wit: SEE EXHIBIT "A" ATTACEUE HERRETO ***RY Assignment of Trust Deed, Assignment of Rents, Security Agreement and Fixture Filim, the Beneficiary's interest in the above described Trust Deed was assigned to Patrick G. the Beneficiary in the state of the Huycke, Boyd & Maulding, LIP 401K Profit Sharing Plan, flow atrick G. Huycke. The assignment is dated December 27, 2001 and was recorded December 17, 2001, in Vol. Mol at Page64370 ft he Microfilm Records of Klamath County, Oregon. Both the beneficiary and the trustee have elected to sell the said read property to saids the obligations secured by said trust deed and a notice of default in bean recorded pursuant to Oregon Revised Statutes 86.735(3); the default to which the foreclosure is made is granter's tailure to pay when due the following sums: afflure to pay installations of principal and interest due on the 26th day of each month in the amount of \$5,002.48 for the months of September, October, November and December, 2001, and January, 2002, total now due \$25,012.40; failure to pay real property taxes for he 2000-2001 and 2001-2002 real property tax fiscal years, total now due \$16,142.86, By respon of said default the beneficiary has declared all sums owing on the obligation secured by said trust feed immediately due and payable, said sums being the following, to-wit: 544,724.62, plus accrued interest owing to January 25, 2002, in the amount of 12,652.67, plus interest on the unpaid principal balance thereafter at the rate of 9% per annum, until paid. WHEREFORE, notice hereby is given that the undersigned trustee will on July 15		
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WHEREFORE, notice hereby is given that the undersigned trustee will on July 15, proceed at the hour of 11 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the fort entrance of the Klamath County Courthouse, 316 Main Street. In the City of Klamath Falls County of Klamath State of Oregon, sell at public unction to the highest bidder for cash the interest in the said described real property which the grantor had or had over to convey at the time of the execution by grantor of the said trust deed, together with any interest which the said trust deed and trust deed, to satisfy the foregoing bigations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice states to the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the encliciary of the entire amount then due (other than such portion of the principal as would not then be due had no efault 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 of the grantor as well as any other person owing an obligation, the performance of which is secured by said ORS 86.753. In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest and the words "trustee" and "beneficiary" include their respective successors in interest, if any. DATED February O Successor Trustee that of Oregon, County of Jackson Serve: Serve	The state of the s	the make
the front entrance of the Klamath County (Courthouse, 316 Main Street, in the City of Klamath Fails "County of Klamath Street," County of Klamath Street, in the City of Klamath Fails "County of Klamath Street," County of Klamath Street, "County of Street, "Cou	f 9% per annum, until paid.	the rate
Successor Trustee tate of Oregon, County of	he front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls , County of Klamath , State auction to the highest bidder for cash the interest in the said described real property which from to convey at the time of the execution by grantor of the said trust deed, together with a substitution of the said trust deed, together with a substitution of the said trust deed, together with a substitution of the said trust deed, together with a substitution of the said trust deed, together with a substitution of the said trust deed, together given that any person named in ORS 86.753 has the right, at any time prior to five the said to the said, to have this foreclosure proceeding dismissed and the trust deed reinstant details occurred) and by curing any other default complained of the principal as would be the performance required under the obligation or trust deed, and in addition to paying said sun and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided in the frantor as well as any other paying all costs and expenses actually incurred in the frantor as well as any other paying all includes the plural, the word "grantor" includes as the frantor as well as any other paying all costs and expenses actually incurred in the frantor as well as any other paying all to the plural, the word "grantor" includes as the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the frantor as well as any other paying all to the paying all to t	of Oregon, sell at public the grantor had or had any interest which the to satisfy the foregoing to by the trustee. Notice the days before the date ted by payment to the not then be due had no ing cured by tendering ans or tendering the perenforcing the obligation by said ORS 86.753.
Successor Trustee tate of Oregon, County of	DATED February 20 various	
tate of Oregon, County ofss: I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that he foregoing is a complete and exact copy of the original trustee's notice of sale. Attorney for said Trustee the foregoing is a copy to be served pursuant to SERVE: RS 86.750 or ORS 86.750(1), fill in conseits.	27 miles	***************************************
tate of Oregon, County ofss: I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that he foregoing is a complete and exact copy of the original trustee's notice of sale. Attorney for said Trustee the foregoing is a copy to be served pursuant to SERVE: RS 86.750 or ORS 86.750(1), fill in conseits.		i
tate of Oregon, County ofss: I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that he foregoing is a complete and exact copy of the original trustee's notice of sale. Attorney for said Trustee the foregoing is a copy to be served pursuant to SERVE: RS 86.750 or ORS 86.750(1), fill in conseits.	Suggestion A.	***************************************
the foregoing is a copy to be served pursuant to SERVE: SERVE:	tate of Oregon, County of Jackson	named trustee and that
the foregoing is a copy to be served pursuant to SERVE: SERVE:		
K3 80./40 Of UK3 80.750(1), fill in apposite	Attorney for said Ti	rustee
K3 80./40 Of UK3 80.750(1), fill in apposite	SPDUP.	
e name and address of party to be served.	/K3 00./40 Of UK3 80.750(1), fill in opposite	***************************************
	ne name and address of party to be served.	

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The following described real property situated in Klamath County, Oregon:

A piece or parcel of land situated in the NE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at an iron pipe which is South 0 degrees 06' West 323.4 feet and North 89 degrees 49' West 234.2 feet from the NE Section Corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon which point of beginning is also the NE corner of that certain tract of land conveyed to Elmer W. and Flora M. Zigler on page 238 Deed Volume 278 of the records of Klamath County, Oregon; thence North 89 degrees 49' West along the Northerly boundary of said tract of land conveyed on page 238 Deed Volume 278, a distance of 334.8 feet to an iron pipe set at its intersection with a line which is parallel to and 192.77 feet Northeasterly of, when measured at right angles to, the Northeasterly right of way line of the Dalles-California Highway (No. US97) as the same is now located across said Section 19; thence North 38 degrees 52' West parallel to and 192.77 feet distant from said Northeasterly highway right of way line a distance of 147.25 feet to an iron pipe; thence South 89 degrees 49' East a distance of 427.3 feet to an iron pipe; thence South 0 degrees 06' West a distance of 114.35 feet more or less, to the point of beginning.

PARCEL 2

Beginning at a point which is South 0 degrees 06' West a distant 477.4 feet and North 89 degrees 49' West a distance of 234.2 feet from the Northeast corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 0 degrees 06' East a distance of 154 feet to a point; thence North 89 degrees 49' West a distance of 336 feet, more or less, to a point on a line which is parallel to and distant 192.77 feet at right angles from the Northeasterly right of way line of the Dalles-California Highway; thence South 38 degrees 52' East a distance of 200 feet, more or less, to a point which is North 0 degrees 06' East a distance of 211.1 feet from the North line of Byrd Avenue in Chelsea Addition; thence South 89 degrees 49' East a distance of 210.2 feet to the place of beginning, being in the NE 1/4 NE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

All that portion of the NE 1/4 NE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a section corner common to Sections 17, 18, 19, and 20, said Township and Range; thence South 0 degrees 06' West along the East line of said Section 19, a distance of 388.5 feet to a point; thence North 89 degrees 49' West a distance of 174.2 feet to a point; thence South 0 degrees 06' West a distance of 300.0 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence North 0 degrees 06' East a distance of 479.45 feet to a point; thence North 89 degrees 44' West a distance of 427.3 feet to a point; thence North 38 degrees 46' West a distance of 268.15 feet to a point on the North line of said Section 19; thence South 89 degrees 44' East along said North line a distance of 833.95 feet to the point of beginning.

PARCEL 3 (continued):

EXCEPTING THEREFROM a tract of land situated in the NE1/4 NE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 17, 18, 19 and 20, said Township and Range; thence South 0 degrees 06' West along the East line of said Section 19, a distance of 388.5 feet to a point; thence North 89 degrees 49' West a distance of 174.2 feet to a point; thence South 0 degrees 06' West a distance of 89 feet to the True Point of Beginning of this description; thence continuing South 0 degrees 06' West a distance of 211 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence North 0 degrees 06' East a distance of 211 feet to a point; thence South 89 degrees 49' East 60 feet to the point of beginning.

PARCEL 4

Beginning at a point on the Northeasterly right of way line of State Highway No. 97 which lies South 0 degrees 06' West along the East section line a distance of 688.5 feet and North 89 degrees 49' West along the North line of Byrd Avenue in Chelsea Addition, a distance of 521.6 feet and North 38 degrees 52' West along the Northeasterly right of way line of State Highway No. 97 (Note: State Highway bearing of this line shows North 39 degrees 7 1/2' West) a distance of 130,55 feet from the iron axle which marks the Northeast corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, running thence; continuing North 38 degrees 52' West along the Northeasterly right of way line of State Highway No. 97, a distance of 250 feet to a point; thence North 51 degrees 08' East a distance of 192.77 feet to a point; thence South 38 degrees 52; East a distance of 250 feet to a point; thence South 51 degrees 08' West a distance of 192.77 feet, more or less to the point of beginning, in the NE 1/4 NE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

All inventory, equipment, accounts, contract rights and name associated with the above described real property and products of such personal property shall also be sold pursuant to this Notice of Default and Election to Sell, the beneficiary being granted a security interest in such personal property pursuant to a Security Agreement made by Crescent Oil Group, LLC, an Oregon limited liability company, as assignee of Crescent Oil Company, Inc., dated January 26, 2000.