

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
)ss.
County of Klamath)

State of Oregon, County of Klamath
Recorded 07/08/2002 3:37 p.m.
Vol M02, Pg 38905-8
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 4

I, Douglas V. Osborne, 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 and Address

Gary Hart
Registered Agent for: Lost River Land & Cattle, Inc.
1060 Lakeshore Drive
Klamath Falls, OR 97601

Terry Bennett
c/o Petri's Interiors
125 N. 9th Street
Klamath Falls, OR 97601

John Maran
P.O. Box 1462
Paradise, CA 95967

Marie Maran
P.O. Box 1462
Paradise, CA 95967

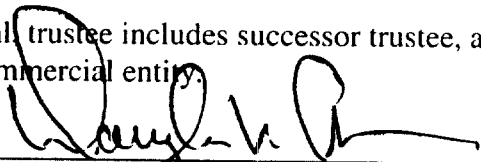
Clifton McMillan
Registered Agent for: Native Wildlife, Inc.
1444 Pacific Terrace
Klamath Falls, OR 97601

Klamath County Tax Collector
P.O. Box 340
Klamath Falls, OR 97601

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 Douglas V. Osborne, 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 in Klamath Falls, Oregon, on March 2, 2002. With respect to each person listed above, one such notice was mailed with postage thereon sufficiently 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.

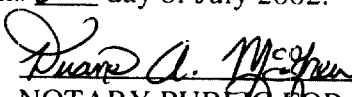
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.



Douglas V. Osborne, Successor Trustee

SUBSCRIBED AND SWORN TO BEFORE me this 8th day of July 2002.





NOTARY PUBLIC FOR OREGON
My Commission Expires: April 6, 2003

36 ✓ CC: Osborne

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON)
)ss.
 County of Klamath)

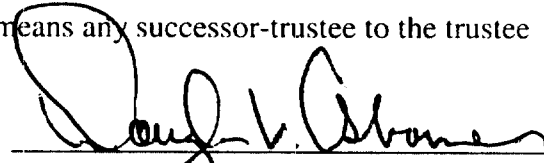
I, Douglas V. Osborne, being first duly sworn, depose, and certify that:

I am the Successor Trustee in that certain trust deed executed and delivered by Lost River Land & Cattle, Inc. as grantor to First American Title Insurance Company as trustee, in which Ronald J. Benson and Janice L. Benson, as beneficiary, recorded on October 12, 1999, in mortgage records of Klamath County, Oregon, in book/reel/volume No. M99, at page 40498, or as fee/file/instrument/microfilm/reception No. K54674, covering the following described real property situated in said county:

Lot 16 and the Easterly 30 feet of Lot 15, Lakewood Heights according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

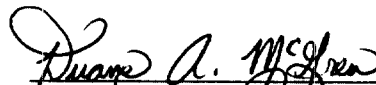
I hereby certify that on March 2, 2002, and July 1, 2002, the above described real property was not occupied.

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


 Douglas V. Osborne, Successor Trustee

SUBSCRIBED AND SWORN TO BEFORE me this 8th day of July, 2002.




 NOTARY PUBLIC FOR OREGON
 My Commission Expires: April 6, 2003

TRUSTEE'S NOTICE OF SALE

38907

Reference is made to that certain trust deed made by Lost River Land & Cattle, Inc. an estate in fee simple, as grantor, to First American Title Insurance Company, as trustee, in favor of Ronald J. Benson and Janice L. Benson, as beneficiary, dated October 12, 1999, recorded October 12, 1999, in the mortgage records of Klamath County, Oregon in book/reel/volume No. M99 at page 40498, or as fee/file/instrument/microfilm/reception No. K54674, covering the following described real property situated in said county and state, to-wit:

Lot 16 and the Easterly 30 feet of Lot 15, Lakewood Heights according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

****Douglas V. Osborne was appointed Successor Trustee by Appointment of Successor Trustee dated September 12, 2000, recorded in Vol. M00, Page 33384 the 13th day of September, 2000.**

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 in Vol.M02 Pages 10633-35 on the 22nd day of February, 2002, 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:

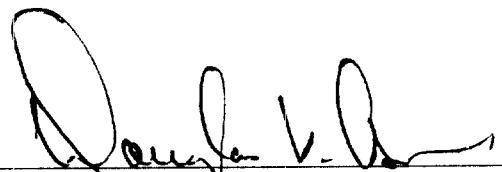
See Attached Exhibit "A"

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trustee deed immediately due and payable, said sums being the following, to-wit: Principal balance of \$55,000.00, together with interest at the rate of 7.0% per annum; together with all reasonable expenses incurred by the beneficiary at any time for the protection of its interest or the enforcement of its rights, including attorney's fees, trustee's fees, the cost of searching records, obtaining title reports, and the costs inherent in maintaining the property free of liens having priority over or equal to the interest of beneficiary under the Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 10, 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 Law Offices of Douglas V. Osborne, 439 Pine 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 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 rendering 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 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED March 2, 2002.



Douglas V. Osborne,
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: _____

EXHIBIT "A"
TO
NOTICE OF DEFAULT AND ELECTION TO SELL

a.	Amount necessary to bring payments current as of February 20, 2002	\$ 10,464.51
b.	Amount necessary to reimburse for Trustees Sale Guarantee	\$ 370.00
c.	Amount necessary to reimburse for insurance placed on premises	\$ 1,582.00
d.	Amount necessary to bring property taxes current for tax year 1999-2000 including interest through February 20, 2002	\$ 1,066.59
e.	Amount necessary to bring property taxes current for tax year 2000-2001 including interest through February 20, 2002	\$ 926.36
f.	Amount necessary to bring property taxes current for tax year 2001-2002 including interest through February 20, 2002	\$ 870.70
g.	Recordation fees	\$ 68.00
	 TOTAL:	 \$ 15,348.26