

PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

Vol M04 Page 11667

STATE OF: Oregon

COUNTY OF: Klamath

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"/> Judgement | <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 |
- X Trustee's Notice of Sale

For the within named: Ernst Brothers, LLC; Crescent Oil Group, LLC; Crescent Oil Company, Inc
Attn: Wayne G Ernst

X **PERSONNALLY SERVED**: Original or True Copy to within named, personally and in person to Wayne G Ernst
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 of 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.

150 Mountain View Drive
ADDRESS OF SERVICE
Gilchrist
CITY

STREET

Oregon

STATE

UNIT / APT. / SPC#
97737

ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service of 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.

February 18, 2004
DATE OF SERVICE

3:25 P.M.
TIME OF SERVICE

Cory Dickens-

SIGNATURE

☐ or not found

State of Oregon, County of Klamath
Recorded 03/01/2004 9:22 AM
Vol M04 Pg 11667 - 70
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

NN

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Ernst Brothers, LLC

to Neal Buchanan, as grantor,
 in favor of Howard Charles Hassett 1994 Trust UTD 9/27/94 and the Mary Ann Hassett 1994 Trust UTD 9/27/94*, as trustee,
 dated January 26, 2000, recorded on April 24, 2000, in the Records of

Klamath County, Oregon, in Book 1001 Volume No. M00 at page 13954, of as
 fee/instrument/microfilm/reception No. XXXXXX records (indicate which) covering the following described real property

situated in that county and state, to-wit: SEE EXHIBIT A ATTACHED HERETO
 *The beneficial interest under said Trust Deed was assigned by instrument dated 12/27/01,
 recorded 12/27/01, in Vol. M01, page 66327, Microfilm Records of Klamath County, Oregon
 from Howard Charles Hassett 9994 Trust dated 9/27/94, and the Mary Ann Hassett 1994 Trust
 dated 9/27/94 to Patrick G. Huycke, Trustee of the Huycke, Boyd & Maulding, LLP 401K
 Profit Sharing Plan nka the Huycke' O'Connor & Jarvis, LLP 401K Profit Sharing Plan, fbo
 Patrick G. Huycke.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the 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 in grantor's failure to pay when due the following sums: Failure to pay the balance of principal and
 interest due on February 27, 2003, total now due \$451,753.88, plus accrued interest owing
 to February 4, 2004, in the amount of \$6,764.53, plus interest on the unpaid principal
 balance from and after February 4, 2004, until paid, at the rate of 15% per annum.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust
 deed immediately due and payable, those sums being the following, to-wit: \$451,753.88, plus accrued interest
 owing to February 4, 2004, in the amount of \$6,764.53, plus interest on the unpaid
 principal balance from and after February 4, 2004, until paid, at the rate of 15% per
 annum.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 12, 2004, at the hour
 of 11 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at front entrance
of the Klamath County Courthouse, 316 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 real property described above which the grantor had or had power to convey
 at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest
 acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of
 the 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 rein-
 stated 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 per-
 formance required under the obligation or trust deed, and in addition to paying those 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
 and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, 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 February 10 2004Darrel R. Jarvis

Successor Trustee

State of Oregon, County of Jackson) 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 Trustee

SERVE:*

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 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.

*Rt: Huycke, O'Connor & Jarvis
502 West Main
St. 102
Medford, OR 97501*