

04 MAY 17 AM 11:20

1st 118655

AFTER RECORDING RETURN TO:
Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

State of Oregon, County of Klamath
Recorded 05/17/2004 11:20 a m
Vol M04 Pg 30476-78
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

AFFIDAVIT OF MAILING NOTICE OF NONJUDICIAL SALE

STATE OF OREGON)
) ss.
COUNTY OF LANE)

I, NANCY K. CARY, being first duly sworn, depose and say:

1. I am the Successor Trustee of that certain Trust Deed recorded on March 31, 1992, as Volume M92, Page 6602, in the Klamath County Oregon Official Records, wherein ROOKSTOOL & ALTER, A CO-PARTNERSHIP CONSISTING OF JACK L. ROOKSTOLL and MARTIN D. ALTER is the Grantor, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is the Beneficiary.

2. On May 12, 2004, I notified the Secretary of the Treasury of the United States of the sale described in the attached Notice of Nonjudicial Sale, by mailing a copy of the attached Notice together with the Notice of Federal Tax Lien (Form 668), described therein; all of the documents were contained in a sealed envelope addressed to the delegate of the Secretary of the Treasury, as follows:

District Director Internal Revenue Service
Attn: Chief, Special Procedures Staff
915 Second Avenue, M/S W245
Seattle, WA 98174

and deposited in the United States Mail, postage prepaid, certified mail, return receipt requested. The date of mailing was not less than 25 days prior to the sale.

NANCY K. CARY,

Subscribed and sworn to before me this , by NANCY K. CARY.



Carol B. Mart
Notary Public for Oregon
My Commission Expires: 11-23-07

AFFIDAVIT OF MAILING NOTICE OF NONJUDICIAL SALE

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NOTICE OF NONJUDICIAL SALE

RE: ROOKSTOOL & ALTER, A CO-PARTNERSHIP CONSISTING OF JACK L. ROOKSTOLL and MARTIN D. ALTER, Taxpayer

TO District Director - Internal Revenue Service
Attn: Chief, Special Procedures
215 Second Avenue, M/S W245
Seattle, WA 98174

Pursuant to Section 7425 of the Internal Revenue Code of 1954, notice is given that the following named Claimant:

Sterling Savings Bank
Attn: Edward Orozco
111 N. Wall Street
Spokane WA 99201

has an interest, the present outstanding amount of which is \$176,205.37 plus interest at the rate of 9.875% per annum from October 20, 2003, on property of the above named taxpayer described herein, and proposes to sell said property at 11:00 a.m. on June 10, 2004, at the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, for cash. The proceeds of the above sale to be applied toward the satisfaction of the lien.

Taxpayer's property referred to is described as follows and located at 4745 South Sixth Street Klamath Falls OR 97603:

As described on the attached Exhibit A.

The nature of the Claimant's interest is Beneficiary under a Trust Deed dated March 27, 1992, and a Promissory Note dated March 27, 1992.

Enclosed herewith are copies of the Notice of Federal Tax Lien (Form 668) on property of the above-named taxpayer which, thirty days prior to the date so fixed for the sale described above, was filed or recorded in the office designated by law of the state in which said property is situated.

DATED: May 12, 2004.

/s/Nancy K. Cary

Nancy K. Cary,
Successor Trustee

RECEIPT ACKNOWLEDGED:

For Chief,
Special Procedures Staff

NOTICE OF NONJUDICIAL SALE

COPY

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 E. W. M., more particularly described as follows: Beginning at a one-inch axle marking the Southwesterly corner of Lot 82 of Pleasant Home Tracts, a duly recorded Subdivision; thence North 89°24'30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00°35'00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88°59'04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00°35'00" West a distance 115.88 feet to the true point of beginning of this description; thence continuing North 00°35'00" West 153.05 feet to a P-K Nail; thence North 45°25'00" East 27.79 feet to a P-K Nail; thence South 88°35'00" East 122.52 feet to a P-K Nail on the Easterly line of that parcel of land as described in Deed Volume M72 page 760, records of Klamath County, Oregon; thence South 00°35'00" East along said Easterly line a distance of 167.00 feet; thence South 88°59'04" West a distance of 142.50 feet to the true point of beginning. Bearings based on Survey No. 1480 as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING the following described parcel of real property:

A portion of the SE 1/4 NW 1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82, Pleasant Home Tracts, a duly recorded subdivision; thence North 89°24'30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00°35'00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88°59'04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00°35'00" West a distance of 115.88 feet to the true point of beginning of this description, as marked by a 1/2 inch iron pin; thence North 88°59'04" East 142.50 feet to a 1/2 inch iron pin on the Easterly line of that parcel of land as described in Deed Volume M72 page 760, records of Klamath County, Oregon; thence along said Easterly line North 00°35'00" West 38.55 feet to a 5/8 inch iron pin; thence South 89°25'00" West 142.52 feet to a 5/8 inch iron pin; thence South 00°35'00" East 39.47 feet to the true point of beginning, containing 5559.71 square feet more or less, with bearings based on Survey No. 1480 as recorded in the office of the County Surveyor.

NOTE: There is an easement appurtenant to the above described property, said easement is described as follows: TOGETHER WITH an easement and right of way along and upon a strip 30 feet in width lying adjacent to and parallel with the Westerly boundary line of the above described property and extended Southerly to the North line of South Sixth Street, for ingress to and egress from said property.

Tax Parcel Number: 517453