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**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from

KARDINYA, INC.

717 Savage Creek Road

Grants Pass OR 97527

To

Grantor

FIRST AMERICAN TITLE INSURANCE CO.
OF OREGONNEAL G. BUCHANAN, Atty. at Law as
Successor Trustee

After recording, return to (Name, Address, Zip):

NEAL G. BUCHANAN

435 Oak Avenue

Klamath Falls OR 97601

2009-014615

Klamath County, Oregon



00075430200900146150040043

11/13/2009 02:47:14 PM

Fee: \$52.00

STATE OF OREGON, County of KLAMATH) ss:I, NEAL G. BUCHANAN, being first duly sworn, depose, and say 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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

ADDRESS

KARDINYA, INC.

717 Savage Creek Road
Grants Pass OR 97527

OREGON SHORES RECREATONAL CLUB, INC.

c/o Nan Kirby
2019 Meadow View Drive
Chiloquin OR 97624

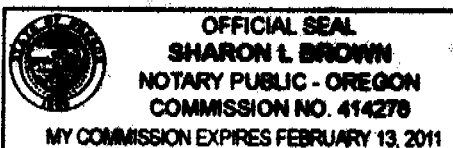
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by _____

NEAL G. BUCHANAN

_____, attorney for the trustee named in the notice. Each such copy was mailed 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 July 15, 2009. With respect to each person listed above, one such notice was mailed with postage thereon sufficient 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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



NEAL G. BUCHANAN

Subscribed and sworn to before me on July 15, 2009

Notary Public for Oregon

My commission expires 2-13-11

EC

NO PART OF ANY STEVENSON'S FORM MAY BE REPRODUCED IN ANY FORM BY ANY ELECTRONIC OR MECHANICAL MEANS.



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

KARDINYA, INC.

717 Savage Creek Road

Grants Pass OR 97527

To

Grantor

FIRST AMERICAN TITLE INSURANCE CO.
OF OREGONNEAL G. BUCHANAN, Atty. at Law as
Successor Trustee

After recording, return to (Name, Address, Zip):

NEAL G. BUCHANAN

435 Oak Avenue

Klamath Falls OR 97601

STATE OF OREGON,

County of KLAMATH

} ss.

I, NEAL G. BUCHANAN

being first duly sworn, depose, say and certify that:

I am the Successor trustee in that certain trust deed executed and delivered by KARDINYA, INC., an Oregon Corporation, as grantor, to FIRST AMERICAN TITLE INSURANCE CO. OF OREGON **, as trustee, in favor of MARK E. FARMER, Trustee of the Mark Farmer 2002 Trust, as beneficiary, dated September 14, 2006, recorded on October 2, 2006, in the Records of Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. 2006 at page 019830, and/or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. (indicate which), covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 45 and 46 of Block 28 Tract No. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

** By Appointment of Successor Trustee dated July 2, 2009, and recorded at Volume 2009, Page 009588, NEAL G. BUCHANAN was appointed Successor Trustee

I hereby certify that on July 17, 2009, 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 described above.



NEAL G. BUCHANAN

Successor Trustee

SIGNED AND SWORN TO before me on

July 20, 2009

Sharon L. Brown
Notary Public for Oregon

My commission expires

2-13-11

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that I know from
my personal knowledge that the

Legal # 11639

Sale/Kardinya, Inc.

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for: (4)

Four

Insertion(s) in the following issues:

October 1, 8, 15, 22, 2009

Total Cost: \$958.09

Jeanine P Day

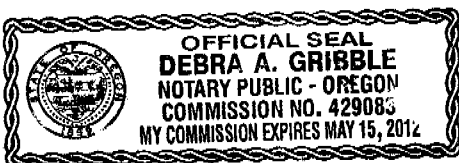
Subscribed and sworn by Jeanine P Day

before me on: October 28, 2009

Debra A Gribble

Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by **KARDINYA, INC.**, an Oregon Corporation, as grantor, to First American Title Insurance Co. of Oregon**, as trustee,**By Appointment of Successor Trustee dated July 2, 2009, and recorded at Volume 2009, Page 009588, NEAL G. BUCHANAN was appointed Successor Trustee, in favor of Mark E. Farmer, Trustee of the Mark Farmer 2002 Trust, as beneficiary, dated September 14, 2006, recorded on October 2, 2006, in the Records of Klamath County, Oregon, in volume No. 2006 at page 019830, covering the following described real property situated in that county and state, to-wit: Lots 45 and 46 of Block 28 Tract No. 1113, OREGON SHORES UNIT 2, 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 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: 1) Monthly payment of interest at the rate of 7% per annum on the principal balance of \$40,000, such monthly payments of interest being due for the month of December, 2008, and each month thereafter. 2) Failure to pay real property taxes before such taxes become past due or delinquent, and to deliver receipts of payment to the beneficiary as required by Paragraph 5 of the Trust Deed. 3) Failure to pay Oregon Shores Recreational Club, Inc., assessments when due.

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: 1) Principal in the sum of \$40,000, together with interest at the rate of 7% per annum from November 20, 2008, until paid. 2) Real property taxes due and owing; 3) Oregon Shores Recreational Club, Inc., assessments as due; and 4) All costs, fees and expenses of the Trust, including the cost of title search, costs and expenses of the Trustee, together with the Trustee and Attorney fees actually incurred.

WHEREFORE, notice is hereby given that the undersigned trustee will on November 23, 2009, at the hour of 1:00 o'clock P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue 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 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 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: July 15, 2009.
NEAL G. BUCHANAN, Successor Trustee
435 Oak Avenue
Klamath Falls, OR 97601 541-882-6607
#11639 October 1, 8, 15, 22, 2009.

EC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



TRUSTEE'S NOTICE OF SALE

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to FIRST AMERICAN TITLE INSURANCE CO. OF OREGON **, as grantor,
 in favor of MARK E. FARMER, Trustee of the Mark Farmer 2002 Trust, as trustee,
 dated September 14, 2006, recorded on October 2, 2006, as beneficiary,
Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. 2006 at page 019830,
 or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which), covering the following

described real property situated in that county and state, to-wit:
 Lots 45 and 46 of Block 28 Tract No. 1113, OREGON SHORES UNIT 2, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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WHEREFORE, notice is hereby given that the undersigned trustee will on November 23, 2009, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 435 Oak Avenue

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 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 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 7-15-09Neal G. Buchanan
NEAL G. BUCHANAN

Successor, Trustee

435 Oak Avenue

ADDRESS

(541)Klamath Falls

OR

97601882-6607

CITY

STATE

ZIP

PHONE

State of Oregon, County of _____) 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.* _____