

**AFTER RECORDING RETURN TO:**

Gina Anne Johnnie  
Sherman Sherman Johnnie & Hoyt, LLP  
PO Box 2247  
Salem, OR 97308

**2017-013755**

**Klamath County, Oregon**

**12/01/2017 10:56:01 AM**

**Fee: \$222.00**

**RECORDING COVER SHEET**

Pursuant to ORS 205.234

**Affidavit of Mailing Trustee's Notice of Sale** (w/Trustee's Notice of Sale attached), Proofs of Service on Occupants, Affidavit of Publication and Certificate of Non-Military Service

Direct: Sherman Sherman Johnnie & Hoyt, LLP, Successor Trustee

Indirect: Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, Chin Family Limited Partnership, Wong Potatoes, Inc., Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors contained in this cover sheet do not affect the transaction(s) contained in the instrument itself.

**Original Grantor:** Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, Chin Family Limited Partnership, Wong Potatoes, Inc., Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin

Beneficiary: Northwest Farm Credit Services, PCA

Successor Trustee: Sherman Sherman Johnnie & Hoyt, LLP, Successor Trustee

AFTER RECORDING RETURN TO:

Gina Johnnie  
Sherman Sherman Johnnie & Hoyt, LLP  
PO Box 2281  
Salem, OR 97308

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE AND  
COMPLIANCE WITH ORS 86.726; ORS 86.764; and ORS 86.756**

STATE OF OREGON            )  
  ) ss.  
County of Marion            )

I, Gina Anne Johnnie, being first duly sworn, depose and say that at all times mentioned I was and now am a resident of the State of Oregon, a competent person, over 18 years of age, and not the beneficiary or its successor in interest named in the attached original Trustee's Notice of Sale with Notice to Residential Tenants given under the terms of the trust deed described in the notice.

I am an agent of the duly appointed Successor Trustee, for Sherman Sherman Johnnie & Hoyt, LLP, in that certain Trust Deed executed and delivered by Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, Chin Family Limited Partnership, Wong Potatoes, Inc., Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin, as Grantors, to Amerititle, as Trustee, (Sherman Sherman Johnnie and Hoyt, LLP is now the duly appointed Successor Trustee), in which Northwest Farm Credit Services, PCA, is Beneficiary, recorded June 1, 2015, as Instrument No. 2015-005604, of the Records of Klamath County, Oregon ("the Trust Deed").

**COMPLIANCE WITH ORS 86.764, MAILING TRUSTEE NOTICE OF SALE:**

Pursuant to ORS 86.764, Notice of the sale of the real property described in the attached notice of sale was given by mailing a copy thereof by both first class and certified mail, return receipt requested, to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, as follows:

See attached Exhibit A

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 required by ORS 86.806.

Each of the notices mailed was certified to be a true copy of the original notice of sale by John D. Albert, agent for Sherman Sherman Johnnie & Hoyt, LLP, Successor Trustee, as named in the notice.

**COMPLIANCE WITH ORS 86.726 and 86.756**

I hereby certify that notice as required for property that is subject to a residential trust deed as defined by ORS 86.705(6) was given, (original notice attached) by certified mail, return receipt requested and first class mail to each of the following named persons (the grantors in the trust deed) at their last known addresses, in compliance with the provisions of ORS 86.756:

See attached Exhibit B

I hereby certify that, pursuant to ORS 86.726(b), beneficiary is exempt from the Oregon Foreclosure Avoidance Program requirements and beneficiary has filed a sworn affidavit with the Oregon Attorney General (DOJ) for the year in which this foreclosure commenced.

**ALL MAILINGS DESCRIBED HEREIN:**

Each of the above described mailed notices was contained in a sealed envelope, with postage fully prepaid, and was deposited in the United States post office at Salem, Oregon, on July 17, 2017. With respect to each person listed above, one set of notices was mailed with postage sufficient for first class delivery to the address indicated, and another set of notices was mailed by certified mail with a proper form to request and obtain a return receipt and with postage sufficient to accomplish the same. Each set of notices was mailed after the notice of default and election to sell described in the notice of sale was recorded. Copies of the return receipts for the certified mailings are attached.

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

Subscribed and sworn to before me by Gina Anne Johnnie, agent for Sherman Sherman Johnnie & Hoyt, LLP, this 30<sup>th</sup> day of November, 2017.



Mary Beth Farrand  
Notary Public for Oregon  
My Commission Expires: 5-7-21

EXHIBIT A

**COMPLIANCE WITH ORS 86.764, MAILING TRUSTEE NOTICE OF SALE:**

Daniel George Chin, Trustee  
Of the Chin Family Living Trust  
Under Trust Agreement dated April 22, 1996  
17817 Cheyne Road  
Klamath Falls, OR 97603

Deloris Diane Chin, Trustee  
Of the Chin Family Living Trust  
Under Trust Agreement dated April 22, 1996  
17817 Cheyne Road  
Klamath Falls, OR 97603

Wong Potatoes Inc.  
c/o Daniel Chin, Registered Agent  
17817 Cheyne Road  
Klamath Falls, OR 97603

Chin Family Limited Partnership  
c/o Dan Chin, Registered Agent  
17817 Cheyne Road  
Klamath Falls, OR 97603

Daniel George Chin, same person as Daniel G. Chin  
7817 Cheyne Road  
Klamath Falls, OR 97603

Deloris Dian Chin same person as Deloris D Chin  
7817 Cheyne Road  
Klamath Falls, OR 97603

Jeffrey C Misley  
Sussman Shank LLP  
1000 SW Broadway Ste 1400  
Portland OR 97205

Chin Family Farms Organic, LLC  
c/o Daniel Chin, Authorized Representative  
17817 Cheyne Rd.  
Klamath Falls, OR 97603

16141 JDT

## SENDER: COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Deloris Diane Chin  
Same person as Deloris  
D. Chin  
17817 Cheyne Rd.  
Klamath Falls, OR 97603



9590 9402 2952 7094 2926 76

## 2. Article Number (Transfer from service label)

7015 1520 0000 9810 3390

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Deloris Chin

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Deloris Chin

## C. Date of Delivery

7-27-17

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☒ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

16141 JDT

## SENDER: COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Daniel George Chin  
Same person as  
Daniel B. Chin  
17817 Cheyne Rd.  
Klamath Falls, OR 97603



9590 9402 2952 7094 2926 69

## 2. Article Number (Transfer from service label)

7015 1520 0000 9810 3383

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Deloris Chin

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Deloris Chin

## C. Date of Delivery

7-27-17

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☒ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

16141 JDT

## SENDER: COMPLETE THIS SECTION

- ☒ Complete items 1, 2, and 3.
- ☒ Print your name and address on the reverse so that we can return the card to you.
- ☒ Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Daniel George Chin  
Tee of Chin Fam Trust  
under TA 4.22.96  
17817 Cheyne Rd.  
Klamath Falls, OR 97603



9590 9402 2952 7094 2926 90

## 2. Article Number (Transfer from service label)

7015 1520 0000 9810 3369

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Deloris Chin

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Deloris Chin

## C. Date of Delivery

7-27-17

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☒ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

16141 JDT'd 6/27/17

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Deloris Diane Chin,  
Tee & Chin Fam Living  
Trust UTA 4-22-96  
17817 Cheyne Rd.,  
Klamath Falls, OR 97603



9590 9402 2952 7094 2927 13

## 2. Article Number (Transfer from service label)

7015 1520 0000 9810 3345

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Deloris Chin

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Deloris Chin

## C. Date of Delivery

7/27/17

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Wong Potatoes, Inc.  
c/o Daniel Chin, RA  
17817 Cheyne Rd.  
Klamath Falls, OR 97603



9590 9402 2952 7094 2927 06

## 2. Article Number (Transfer from service label)

7015 1520 0000 9810 3376

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Deloris Chin

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Deloris Chin

## C. Date of Delivery

7-27-17

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Chin Family Farms Organic, LLC  
c/o Daniel Chin, Authorized Rep  
17817 Cheyne Rd.  
Klamath Falls, OR 97603



9590 9402 2952 7094 2926 52

## 2. Article Number (Transfer from service label)

7015 1520 0000 9810 3406

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X Deloris Chin

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Deloris Chin

## C. Date of Delivery

7-27-17

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Chm Family Lm Ptnship  
c/o Dan Chin, RA  
17817 Cheyne Rd.  
Klamath, OR 97603



9590 9402 2952 7094 2926 83

2. Article Number (Transfer from service label)

7015 1520 0000 9810 3352

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Deloris Chin*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*Deloris Chin*

C. Date of Delivery

*7-27-17*

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeffrey C. Misley  
Sussman Shank & P  
1000 SW Broadway, Ste 1400  
Portland OR 97205



9590 9402 2952 7094 2927 20

2. Article Number (Transfer from service label)

7015 1520 0000 9810 3338

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Lani Bannister*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

*Lani Bannister*

C. Date of Delivery

*7/19/17*

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

EXHIBIT B

**COMPLIANCE WITH ORS 86.726 and 86.756**

Daniel & Deloris Chin and all Occupants  
17817 Cheyne Rd.  
Klamath Falls, OR 97603

Occupants  
17100 Wong Rd.  
Klamath Falls, OR 97601

Occupants  
17930 Chin Rd.  
Klamath Falls, OR 97603

Occupants  
17936 Chin Rd.  
Klamath Falls , OR 97603

Occupants  
22770 Malone Rd.  
Merrill, OR 97633

Occupants  
24001 Adams Point Rd.  
Merrill, OR 97633

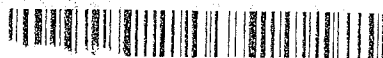


## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Occupants  
22778 Malone Rd  
Merrill, OR 97633



752 7094 2926 14

2. Article Number (Transfer from service label)

7514

PS Form

7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Brandon Shilling

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/19/17

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Daniel George Chin  
same person as  
Daniel B. Chin  
17817 Cheyne Rd.  
Klamath Falls, OR 97603



9590 9402 2952 7094 2926 69

2. Article Number (Transfer from service label)

7015 1520 0000 9810 3383

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Deloris Chin

☐ Agent☐ Addressee

B. Received by (Printed Name)

Deloris Chin

C. Date of Delivery

7-27-17

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Deloris Diane Chin  
same person as Deloris  
D. Chin  
17817 Cheyne Rd.  
Klamath Falls, OR 97603



9590 9402 2952 7094 2926 76

2. Article Number (Transfer from service label)

7015 1520 0000 9810 3390

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Deloris Chin

☐ Agent☐ Addressee

B. Received by (Printed Name)

Deloris Chin

C. Date of Delivery

7-27-17

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

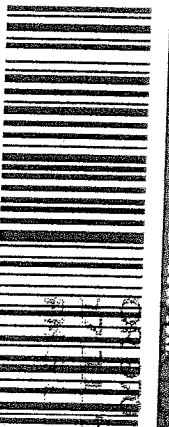
SSJH Sherman Sherman J

P.O. Box 2247  
Salem, Oregon 97308

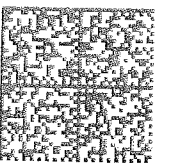
2-10

RETURN RECEIPT  
REQUESTED

AUG 17 2017



70LS 1520 0000 9810 3437



UNITED STATES POSTAGE  
PRIMEV BOWES  
02 1P  
\$006.770  
0001672824 JUL 17 2017  
MAILED FROM ZIP CODE 97301

Via Certified Mail  
Occupants  
17930 Chin Rd  
Klamath Falls 97603

1st NOTICE

NIXIE 970 SE 1

0808/12/17

RETURN RECEIPT  
REQUESTED

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

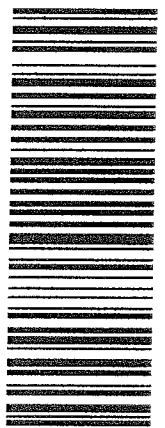
UNC BC: 97308224747 \*1529-00383-17-39  
97308224747

CERTIFIED MAIL

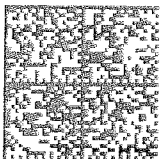
SSJH Sherman Sherman

P.O. Box 2247  
Salem, Oregon 97308

AUG 17 2017



70LS 1520 0000 9810 3451



UNITED STATES POSTAGE  
PRIMEV BOWES  
02 1P  
\$006.770  
0001672824 JUL 17 2017  
MAILED FROM ZIP CODE 97301

RETURN RECEIPT  
REQUESTED

RETURN RECEIPT  
REQUESTED

Via Certified Mail  
Occupants  
17930 Chin Rd  
Klamath Falls 97603

NIXIE 970 DE 1

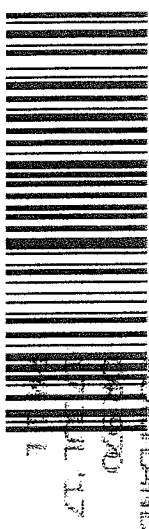
0808/12/17

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

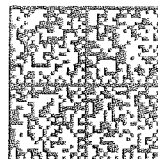
UNC BC: 97308224747 \*2439-03049-12-27  
97308224747

SSJH Sherman Sherman

P.O. Box 2247  
Salem, Oregon 97308



7015 1520 0000 9810 3420



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
0001672824 JUL 17 2017  
MAILED FROM ZIP CODE 97301

AUG 15 2017  
RETURN RECEIPT  
REQUESTED

Via Certified Mail  
Occupants  
17100 Wong Rd.  
Klamath Falls 97605

NIXIE

970 SE 1

0008/12/17

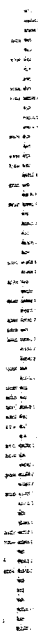
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 97308224747

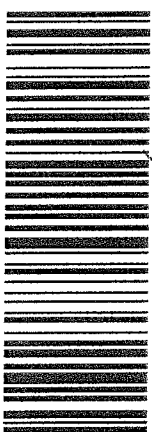
\*1129-05684-17-43

97308224747

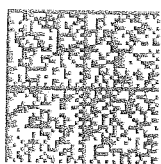


CERTIFIED MAIL

PLACE STICKER ON TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



7015 1520 0000 9810 3413



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1P  
0001672824 JUL 17 2017  
MAILED FROM ZIP CODE 97301  
\$006.770

P.O. Box 2247  
Salem, Oregon 97308

SSJH Sherman Sherman

RETURN RECEIPT  
REQUESTED

Via Certified Mail  
Occupants  
24001 Adams Point Rd.  
Merrill, OR 97633

JUL 24 2017

RETURN RECEIPT  
REQUESTED

NIXIE

970 SE 1

0007/20/17

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

W3N

BC: 97308224747

\*1129-05684-17-43

97308224747



**After Recording Return To:**

John D. Albert  
Sherman Sherman Johnnie & Hoyt, LLP  
PO Box 968  
Salem, OR 97308

**TRUSTEE'S NOTICE OF SALE**

Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, Chin Family Limited Partnership, Wong Potatoes, Inc., Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin, as Grantors, made, executed, and delivered to, AmeriTitle, as Trustee (Sherman Sherman Johnnie and Hoyt, LLP is now the duly appointed Successor Trustee), in favor of Northwest Farm Credit Services, PCA, as Beneficiary, that certain Line of Credit Deed of Trust and Fixture Filing deed dated May 29, 2015, and recorded June 1, 2015, as Instrument No. 2015-005604, of the Records of Klamath County, Oregon, ("the Trust Deed") covering the following described real property situated in said County and State:

See Exhibit A attached hereto

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 ORS 86.752(3); the default for which the foreclosure is made is Grantors failure to pay in full by the dates of maturity the loans secured by the Trust Deed.

By power given the Beneficiary under the Trust Deed, Beneficiary herewith declares all sums due under the Trust Deed to be immediately due, owing, and payable without further demand. The true amount due and owing the Beneficiary by the Grantor herein, is as follows:

Loan 6223060-101:

\$4,385,395.36

Loan 6098390-101:

\$2,356,238.91

**\$6,741,634.27** Balance due on Trust Deed as July 14, 2017, (total of both loans) interest accrues thereafter at the rate \$913.794 per diem (total per diems from both loans) from July 14, 2017, until paid in full.

**Notice is hereby given** that the undersigned will on **Tuesday, December 12, 2017, at 2:00 o'clock p.m.**, Pacific Time, on the front steps of **the Klamath County Courthouse, 316 Main St., Klamath Falls, Oregon**, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantors had or had power to convey at the time of the execution by them of the 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 86.778 has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had not default occurred), together with costs, trustee's and attorney's fees as provided by ORS 86.778, and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation of the Trust Deed at any time prior that is not later than five (5) days before the date set for said sale

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**NOTICE TO RESIDENTIAL TENANTS:**

**The property in which you are living is in foreclosure. A foreclosure sale is scheduled for December 12, 2017. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After**

the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

#### **PROTECTION FROM EVICTION**

**IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:**

- **60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR**
- **AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.**

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- **Is the result of an arm's-length transaction;**
  - **Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and**
  - **Was entered into prior to the date of the foreclosure sale.**
- 

#### **ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT**

**YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.**

#### **SECURITY DEPOSIT**

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

#### **ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE:**

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 or 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30

days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and

- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

**IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER.** If you believe you need legal assistance, you may contact the Oregon State Bar and ask for the lawyer referral. Contact Information is included with their notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free.

Information about whom to contact for free legal assistance is included with this notice.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar lawyer referral service online at <http://www.oregonstatebar.org> or by calling (503) 684-3763 (in the Portland Metropolitan area) or toll-free elsewhere in Oregon (800) 452-7636. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. For more information and a directory of legal aid programs, go to <http://www.osbar.org/public/ris/LowCostLegalHelp/LegalAid.html>.

Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

DATED this 17th day of July, 2017.

Sherman Sherman Johnnie & Hoyt, LLP  
Successor Trustee

  
By: John D. Albert

Mailing address:

PO Box 968, Salem, Or 97308

I the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
John D. Albert

EXHIBIT A

KLAMATH COUNTY, OREGON

PARCEL 1

All that portion of the SW1/4 SW1/4 and of Government Lot 11 of Section 11, Township 41 South, Range 11 East, Willamette Meridian, which lies Southwesterly of a line drawn parallel to and distant 200 feet Southwesterly of the center line of the railway of the Great Northern Railway Company as now located and constructed; said center line being more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 11 distant 977.00 feet Northerly from the Southwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of  $61^{\circ} 46' 1/2''$  with said Westerly boundary 531.9 feet; thence Southeasterly along the arc of a  $1^{\circ} 0'$  curve to the left, 2,830.00 feet; thence Easterly on tangent 2,141.00 feet, more or less, to an intersection with the Easterly boundary of said Section 11 at a point distant 36.8 feet, Northerly from the Southeast corner thereof. The said strip of land containing 12.35 acres, more or less, in the SW1/4 SW1/4 and 0.22 of an acre, more or less, in Government Lot 11 of said Section 11, Township 41 South, Range 11 East, Willamette Meridian, exclusive of right of way previously granted for highway and for a Government irrigation and drainage canal, SAVING AND EXCEPTING a piece or parcel of land situated in the SW1/4 SW1/4 of Section 11, Township 41 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin in the East right of way boundary of the Adams Point County Road, as the same is presently located and constructed from which the monument marking the Southwest corner of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, bears North  $89^{\circ} 57' 10''$  West 30.0 feet and South  $0^{\circ} 02' 50''$  West 251.75 feet distant; thence North  $0^{\circ} 02' 50''$  East along the Easterly right of way boundary of said County Road 475.20 feet to an iron pin at its intersection with the Southwesterly right of way boundary of the Burlington-Northern Railroad; thence along said Railroad; right of way South  $61^{\circ} 34' 10''$  East 389.7 feet to a point; thence along a circular curve to the left (which has a central angle of  $0^{\circ} 40' 40''$ , a radius of 5,929.65 feet, and a long chord which bears South  $61^{\circ} 54' 34''$  East 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence continuing along a circular curve to the left (which has a central angle of  $5^{\circ} 55' 50''$ , a radius of 5,929.65 feet, and a long chord which bears South  $65^{\circ} 13' 00''$  East 613.75 feet) a distance of 613.80 feet to a 5/8 inch iron pin; thence, leaving said Railroad right of way, North  $89^{\circ} 57' 10''$  West 962.4 feet, more or less, to the point of beginning.

PARCEL 2

Also, an easement 20.0 feet in width which has its Northeasterly boundary parallel to and contiguous with the Southwesterly right of way boundary of the Burlington-Northern Railroad from the most Northwesterly corner to the most Southeasterly corner of the above described parcel of land; for the purpose of construction, reconstruction, operation, and maintenance of an irrigation ditch situated in Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Lots 3, 4 and N1/2 N1/2 N1/2 of Lot 5 and the N1/2 N1/2 N1/2 of Lot 6 of Section 14, Township 41 South, Range 11 East, Willamette Meridian, excepting right of way heretofore reserved by the United States for the "J" Canal.

(Parcel 4 intentionally omitted, and not part of this notice)

PARCEL 5

The S1/2 of the N1/2 and the NE1/4 of the NE1/4 in Section 29, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT those portions of the NE1/4 NE1/4 lying North and East of The Dalles-California Highway lying within Chin Road, lying within the right of way of The Dalles-California Highway, and lying within the Southern Pacific Railroad right of way.

PARCEL 6

The SW1/4 of the SE1/4 of Section 20, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT those portions thereof lying within the Southern Pacific Railroad right of way, The Dalles-California Highway right of way, and North of the USBR No. 5 Drain, and EXCEPT any portion lying within Wong Road.

PARCEL 7

The NW1/4 of the NE1/4 of Section 29, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 8

The SE1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM premises described in Deed to Marjorie L. Stewart, et al, recorded February 2, 1944 in Deed Book 162, page 98, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM premises described in Deed to Charles M. Cahan, et ux recorded August 4, 1950 in Deed Book 241 at page 64, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of the Great Northern Railway right of way.

(Continued on next page)



PARCEL 9:

The NE1/4 of Section 7, Township 41 South, Range 11 East, Willamette Meridian,

EXCEPTING that portion conveyed to the United States of America for USBR No. 8 Drain.

EXCEPTING THEREFROM that certain strip conveyed to the Central Pacific Railway Company by deed recorded July 1, 1929, in Deed Book 87 at page 409, Deed Records of Klamath County, Oregon;

ALSO EXCEPTING that certain strip conveyed to the United States of America by deed recorded December 12, 1938, in Deed Book 119 at page 167; and

ALSO EXCEPTING that certain tract conveyed to Standard Oil Company by deed recorded July 23, 1930, in Deed Book 90 at page 484, Records of Klamath County, Oregon.

ALSO EXCEPTING a tract of land described as follows: Beginning at the East Quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific Railroad; thence Westerly along said right-of-way line 218 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7, 157.5 feet; thence Westerly parallel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of drain Canal No. 8; thence Northwesterly along said Northeasterly right-of-way line to the said Southerly right-of-way line of the South Pacific Railroad; thence Easterly along said Southerly right-of-way line to the true point of beginning.

AND ALSO EXCEPTING a tract of land situated in the SE1/4NE1/4, more particularly described as follows: Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific Railroad; thence Westerly along said right-of-way line 218 feet; thence Southerly parallel to the East line of said Section 7, 157.5 feet to the true point of beginning; thence Westerly, parallel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of Drain Canal No. 8; thence Southerly and Easterly along the Northeasterly line of Drain Canal No. 8 to the Westerly right-of-way line of the County Road; thence Northerly along the West right-of-way line of the County Road to a point that lies South 200 feet from the Southerly right-of-way line of the railroad, thence Westerly parallel to the southerly right-of-way of the railroad, a distance of 218 feet; thence North 60.5 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the SE1/4NE1/4 of Section 7, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

A strip of land 55 feet in width, being 27.5 feet on either side of the following described centerline: Commencing at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R. Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 27.5 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7 to a point 27.5 feet north of the South line of the SE1/4NE1/4 of said Section 7; thence Easterly 27.5 feet distant from and parallel to said South line of the West right of way line of Malone Rd.

TOGETHER WITH that portion of the East 46 feet of the South 105 feet of the SE1/4 NE1/4 of said Section 7 lying outside the right of way of Malone Road.

All irrigation equipment, now owned and used, in whole or in part, to irrigate the mortgaged property, together with all similar goods which may be acquired at any time, any additions, replacements, substitutions and accessions;

and including all buildings, structures, wells and other improvements now or hereafter located on the Land, including, but not limited to the fixtures (as described below), and all other equipment, machinery, appliances, goods and other articles attached to such buildings and other improvements; all fixtures (including without limitation, goods that are or become so related to the Land that an interest in them arises under the real estate law) and any additions or replacements now or hereafter located on, attached to, installed in or used in connection with the Land; all personal property, appliances, equipment and goods now or hereafter owned or possessed by Grantors located upon, in, or about or used in connection with the Land or improvements; all rights, rights-of-way, easements, licenses, profits, claims, demands, privileges, grazing privileges, leases, rents, issues, tenements, hereditaments, and appurtenances now owned or hereafter acquired by Grantors and used in connection with the Land and the improvements or as a means of access to either or both, (including without limitation all rights over the property of third persons which are related thereto, private roads, water rights and entitlements, other rights to water and other rights to receive water or water rights of every kind or nature whatsoever and howsoever evidenced, ditches and conduits and rights of way therefor, all plumbing, lighting, heating, cooling, ventilating, elevating and irrigating apparatus, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."

**NOTICE:**  
**YOU ARE IN DANGER OF LOSING YOUR PROPERTY**  
**IF YOU DO NOT TAKE ACTION IMMEDIATELY**

**This notice is about your mortgage loan on your properties at: 17817 Cheyne Rd., Klamath Falls, OR 97603; 17100 Wong Rd., Klamath Falls, OR 97603; 17930 and 17936 Chin Rd., Klamath Falls, OR 97603; 22770 Malone Rd, Merrill, OR 97633 and 24001 Adams Point Rd., Merrill, OR 97633 (addresses).**

Your lender has decided to sell these properties because the money due on your mortgage loan has not been paid on time or because you have failed to fulfill some other obligation to your lender. This is sometimes called "foreclosure."

The amount you would have had to pay as of July 14, 2107 (date) to bring your mortgage loan current was \$6,741,634.27. The amount you must now pay to bring your loan current may have increased since that date.

By law, your lender has to provide you with details about the amount you owe, if you ask. You may call (800) 743-2125 or (541) 278-3300 (telephone number) to find out the exact amount you must pay to bring your mortgage loan current and to get other details about the amount you owe. You may also get these details by sending a request by certified mail to: Rick Gunether, Northwest Farm Credit Services, PCA, 12 SW Nye, Pendleton, OR 97801.

**THIS IS WHEN AND WHERE**  
**YOUR PROPERTY WILL BE SOLD**  
**IF YOU DO NOT TAKE ACTION:**

Date and time: **Tuesday, December 12, 2017 at 2:00 p.m.**

Place: **Klamath County Courthouse, 316 Main St., Klamath Falls, Oregon**

**THIS IS WHAT YOU CAN DO TO STOP THE SALE:**

1. You can pay the amount past due or correct any other default, up to five days before the sale.
2. You can refinance or otherwise pay off the loan in full any time before the sale.
3. You can call Northwest Farm Credit Services, FLCA (800)769-5609 or (406) 268-2200 (telephone number) to find out if your lender is willing to give you more time or change the terms of your loan.
4. You can sell your home, provided the sale price is enough to pay what you owe.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call the statewide telephone contact number at (800)-

SAFENET (800-723-3638). You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at (503-684-3763 or toll-free in Oregon at (800) 452-7636 or you may visit its website at: <http://www.osbar.org/>. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>.

WARNING; You may get offers from people who tell you they can help you keep your property. You should be careful about those offers. Make sure you understand any papers you are asked to sign. If you have any questions, talk to a lawyer or one of the organizations mentioned above before signing.

DATED: July 17, 2017.

Trustee name: Sherman Sherman Johnnie & Hoyt, LLP

Trustee signature:  John D. Albert

Trustee telephone number: (503) 364-2281

# FORECLOSURE AVOIDANCE MEASURE NOTICE

## YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE ACTION IMMEDIATELY

<b>Homeowner/Grantor:</b>	Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, Chin Family Limited Partnership, Wong Potatoes, Inc., Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin
<b>Lender/Beneficiary:</b>	Northwest Farm Credit Services, PCA
<b>Property Address:</b>	17817 Cheyne Rd., Klamath Falls, OR 97603; 17100 Wong Rd., Klamath Falls, OR 97603; 17930 and 17936 Chin Rd., Klamath Falls, OR 97603; 22770 Malone Rd, Merrill, OR 97633 and 24001 Adams Point Rd., Merrill, OR 97633

Your Lender has determined that:

☒ You are not eligible for any foreclosure avoidance measure offered by your lender. The following foreclosure avoidance measures were considered but you are not eligible for them. The basis for the Lender's determination is (must be described with specificity in plain language):

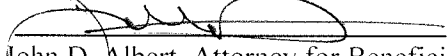
*Your lender, Northwest Farm Credit Services, PCA, is exempt from the Oregon Foreclosure Avoidance Program because it commenced fewer than 175 actions to foreclose a residential trust deed by advertisement and sale under ORS 86.735 or by suit under ORS 88.010 during the preceding calendar year.*

☐ You are not in compliance with the terms of an agreement with your Lender for forbearance, a temporary or permanent loan modification, a short sale, a deed-in-lieu of foreclosure, or another foreclosure avoidance measure. The basis for the Lender's determination is (must be described with specificity in plain language):

Your property is currently set for sale on December 12, 2017 at @ 2:00 p.m. at Klamath County Courthouse, 316 Main St., Klamath Falls, OR (location). If you disagree with your Lender's determination, you should seek legal advice immediately.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and telephone number of an organization near you, please call 211 or visit [www.oregonhomeownersupport.gov](http://www.oregonhomeownersupport.gov). If you need help finding a lawyer, call the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636. Free legal assistance may be available if you are very low income. For more information and a directory of legal aid programs, go to [www.oregonlawhelp.org](http://www.oregonlawhelp.org).

*Northwest Farm Credit Services,  
PCA, Beneficiary*

By:   
John D. Albert, Attorney for Beneficiary  
Date: 7/17/2017

**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **17817 Cheyne Rd. Klamath Falls, OR 97603**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Dan Chin at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Dan Chin, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Deloris Chin

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt: July 24, 2017

5:30 PM POSTED

2<sup>nd</sup> Attempt: July 27, 2017

5:55 PM SERVED

3<sup>rd</sup> Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of July 31, 2017, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed Melissa Chambers

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**17817 Cheyne Rd. Klamath Falls, OR 97603**  
**ADDRESS OF SERVICE**

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.

July 24, 2017                      5:30 PM  
**DATE OF SERVICE              TIME OF SERVICE**  
☐ or non occupancy

By: [Signature]

Subscribed and sworn to before on this 31 day of July, 2017.



Margaret A. Nielsen  
Notary Public for Oregon

**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **22770 Malone Rd. Merrill, OR 97633**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to James Lee Shilling Sr. and James Lee Shilling Jr. at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to James Lee Shilling Jr. at the address below, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Brandi Shilling

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt:

2<sup>nd</sup> Attempt:

3<sup>rd</sup> Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of July 28, 2017, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Chambers

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**22770 Malone Rd. Merrill, OR 97633**

**ADDRESS OF SERVICE**

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.

July 24, 2017

7:30 PM

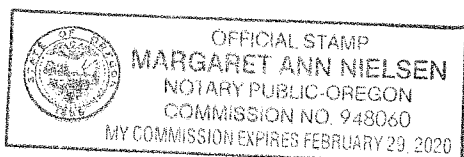
**DATE OF SERVICE**

**TIME OF SERVICE**

☐ or non occupancy

By: 

Subscribed and sworn to before on this 28 day of July, 2017.



Margaret A. Nielsen  
Notary Public for Oregon



**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **17100 Wong Rd. Klamath Falls, OR 97601 (Mobile Home)**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to John Doe & Jane Doe 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:

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt:

2<sup>nd</sup> Attempt:

3<sup>rd</sup> Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of August 4, 2017, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Chambers

---

**17100 Wong Rd. Klamath Falls, OR 97601 (Mobile Home)**  
**ADDRESS OF SERVICE**

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.

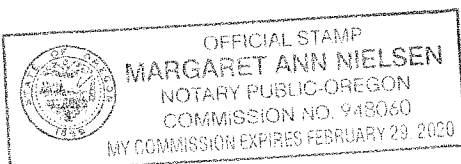
July 24, 2017                      6:05 PM  
**DATE OF SERVICE              TIME OF SERVICE**

☐ or non occupancy

By: \_\_\_\_\_

[Signature]

Subscribed and sworn to before on this 4 day of August, 2017.



Margaret A. Nielsen  
Notary Public for Oregon

**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **17100 Wong Rd. Klamath Falls, OR 97601 (Potato Cellar)**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to \_\_ 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:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1 <sup>st</sup> Attempt:	July 24, 2017	6:15 PM	POSTED
2 <sup>nd</sup> Attempt:	July 27, 2017	6:12 PM	POSTED
3 <sup>rd</sup> Attempt:	July 31, 2017	5:31 PM	POSTED

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of August 4, 2017, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed Chelsea Chambers

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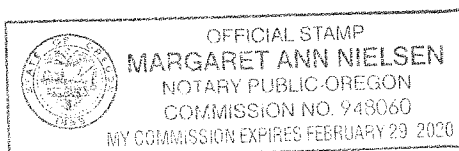
**17100 Wong Rd. Klamath Falls, OR 97601 (Potato Cellar)**  
**ADDRESS OF SERVICE**

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.

July 24, 2017                      6:15 PM  
**DATE OF SERVICE              TIME OF SERVICE**  
☐ or non occupancy

By: [Signature]

Subscribed and sworn to before on this 4 day of August, 2017.



Margaret A. Nielsen  
Notary Public for Oregon

**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **24001 Adams Point Rd. Merrill, OR 97633**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to \_\_ 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:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt: July 24, 2017 6:50 PM POSTED

2<sup>nd</sup> Attempt: July 27, 2017 7:07 PM POSTED

3<sup>rd</sup> Attempt: July 31, 2017 6:30 PM POSTED

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of August 4, 2017, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Nelsen Chambers

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**24001 Adams Point Rd. Merrill, OR 97633**

**ADDRESS OF SERVICE**

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.

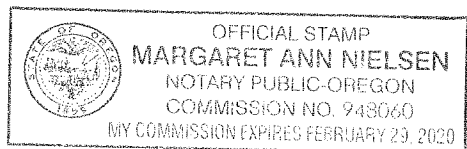
July 24, 2017 6:50 PM  
**DATE OF SERVICE TIME OF SERVICE**

☐ or non occupancy

By:

[Signature]

Subscribed and sworn to before on this 4 day of August, 2017.



Margaret A. Nielsen  
Notary Public for Oregon

**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **17930 Chin Rd. Klamath Falls, OR 97603 (House # 1)**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Marty Chin 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:

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt:

2<sup>nd</sup> Attempt:

3<sup>rd</sup> Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of August 8, 2017, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Chambers

---

**17930 Chin Rd. Klamath Falls, OR 97603**

**ADDRESS OF SERVICE**

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.

July 24, 2017

5:40 PM

**DATE OF SERVICE**

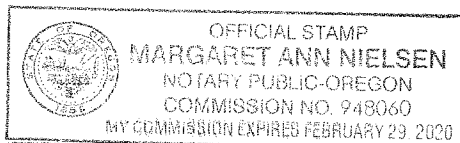
**TIME OF SERVICE**

☐ or non occupancy

By: 

Subscribed and sworn to before on this 8 day of August, 2017.

Margaret A. Nielsen  
Notary Public for Oregon



**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **17930 Chin Rd. Klamath Falls, OR 97603 (House # 2)**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to Reynaldo Navarro at the address below.

☒ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to Reynaldo Navarro, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Alberto Mata

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt:

2<sup>nd</sup> Attempt:

3<sup>rd</sup> Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of August 8, 2017, I mailed a copy of the Trustee's Notice of Sale addressed to All Known Occupants at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

*Nelsa Chambers*

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**17930 Chin Rd. Klamath Falls, OR 97603  
ADDRESS OF SERVICE**

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.

July 24, 2017

5:45 PM

**DATE OF SERVICE**

**TIME OF SERVICE**

☐ or non occupancy

By: \_\_\_\_\_

*[Signature]*

Subscribed and sworn to before on this 8 day of August, 2017.



*Margaret A. Nielsen*  
\_\_\_\_\_  
Notary Public for Oregon

**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: **TRUSTEE'S NOTICE OF SALE**

FOR THE WITHIN NAMED: Occupants of **17936 Chin Rd. Klamath Falls, OR 97603 (Mobile Home # 1)**

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to **Monty Hardt** 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:

☐ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt:

2<sup>nd</sup> Attempt:

3<sup>rd</sup> Attempt:

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of **August 8, 2017**, I mailed a copy of the Trustee's Notice of Sale addressed to **All Known Occupants** at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed

Chelsea Chambers

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**17936 Chin Rd. Klamath Falls, OR 97603**

**ADDRESS OF SERVICE**

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.

July 24, 2017

5:55 PM

**DATE OF SERVICE**

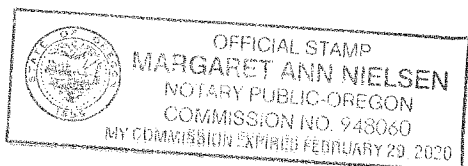
**TIME OF SERVICE**

☐ or non occupancy

By: 

Subscribed and sworn to before on this 8 day of August, 2017.

Margaret A. Nielsen  
Notary Public for Oregon



**PROOF OF SERVICE  
JEFFERSON STATE PROCESS SERVICE**

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: TRUSTEE'S NOTICE OF SALE

FOR THE WITHIN NAMED: Occupants of **17936 Chin Rd. Klamath Falls, OR 97603 (Mobile Home # 2)**

☐ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to \_\_ 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:

☒ **OTHER METHOD:** By posting the above-mentioned documents to the Main Entrance of the address below.

1<sup>st</sup> Attempt:      **July 27, 2017**                                      **6:25 PM**      **POSTED**

2<sup>nd</sup> Attempt:      **July 31, 2017**                                      **5:40 PM**      **POSTED**

3<sup>rd</sup> Attempt:      **August 03, 2017**                                      **1:40 PM**      **POSTED**

☐ **NON-OCCUPANCY:** I certify that I received the within document(s) for service on \_\_ and after personal inspection, I found the above described real property to be unoccupied.

☒ **SUBSTITUTE SERVICE MAILER:** That on the day of **August 8, 2017**, I mailed a copy of the Trustee's Notice of Sale addressed to **All Known Occupants** at the address stated in the Trustee's Notice of Sale with a statement of the date, time, and place at which substitute service was made.

Signed *Chelsea Clamby*

---

**17936 Chin Rd. Klamath Falls, OR 97603**

**ADDRESS OF SERVICE**

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.

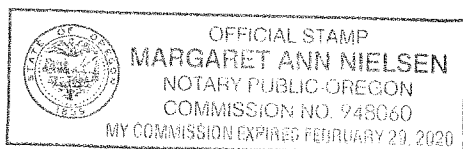
July 27, 2017                                      6:25 PM  
**DATE OF SERVICE                                      TIME OF SERVICE**

☐ or non occupancy

By: *[Signature]*

Subscribed and sworn to before on this 8 day of August, 2017.

*Margaret A. Nielsen*  
Notary Public for Oregon



**AFFIDAVIT OF PUBLICATION  
STATE OF OREGON,  
COUNTY OF KLAMATH**

I, Pat Bergstrom, Legal Specialist, being duly sworn,  
depose and say that I am the principle clerk of the  
publisher of the Herald and News, a newspaper in  
general circulation, as defined by Chapter 193 ORS,  
printed and published at 2701 Foothills Blvd,  
Klamath Falls, OR 97603 in the aforesaid county and  
state; that I know from my personal knowledge that the  
Legal#17938 SALE

CHIN

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

Insertion(s) in the following issues:

09/22/2017 09/29/2017 10/06/2017 10/13/2017

Total Cost: \$3266.84

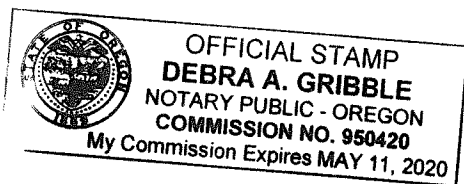
*Pat Bergstrom*

Subscribed and sworn by Pat Bergstrom before me on:  
13th day of October in the year of 2017

*Debra A. Gribble*

Notary Public of Oregon

My commission expires on May 11, 2020





# TRUSTEE'S NOTICE OF SALE

Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, Chin Family Limited Partnership, Wong Potatoes, Inc., Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin, as Grantors, made, executed, and delivered to, Ameri-Title, as Trustee (Sherman Sherman Johnnie and Hoyt, LLP is now the duly appointed Successor Trustee), in favor of Northwest Farm Credit Services, PCA, as Beneficiary, that certain Line of Credit Deed of Trust and Fixture Filing deed dated May 29, 2015, and recorded June 1, 2015, as Instrument No. 2015-005604, of the Records of Klamath County, Oregon, ("the Trust Deed") covering the following described real property situated in said County and State:

**PARCEL 1** - All that portion of the SW1/4 SW1/4 and of Government Lot 11 of Section 11, Township 41 South, Range 11 East, Willamette Meridian, which lies Southwesterly of a line drawn parallel to and distant 200 feet Southwesterly of the center line of the railway of the Great Northern Railway Company as now located and constructed; said center line being more particularly described as follows: Beginning at a point in the Westerly boundary of said Section 11 distant 977.00 feet Northerly from the Southwest corner thereof; thence Southeasterly along a straight line making a South-easterly included angle of 61° 46' 1/2" with said Westerly boundary 531.9 feet; thence Southeasterly along the arc of a 1° 0' curve to the left, 2,830.00 feet; thence Easterly on tangent 2,141.00 feet, more or less, to an intersection with the Easterly boundary of said Section 11 at a point distant 36.8 feet, Northerly from the Southeast corner thereof. The said strip of land containing 12.35 acres, more or less, in the SW1/4 SW1/4 and 0.22 of an acre, more or less, in Govern-ment Lot 11 of said Section 11, Township 41 South, Range 11 East, Willamette Meridian, exclusive of right of way pre-viously granted for highway and for a Government irrigation and drainage canal, SAVING AND EXCEPTING a piece or parcel of land situated in the SW1/4 SW1/4 of Section 11, Township 41 South, Range 11 East of the Willamette Meri-dian in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron pin in the East right of way boundary of the Adams Point County Road, as the same is presently located and constructed from which the monument marking the Southwest corner of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, bears North 89° 57' 10" West 30.0 feet and South 0° 02' 50" West 251.75 feet distant; thence North 0° 02' 50" East along the Easterly right of way boundary of said County Road 475.20 feet to an iron pin at its intersection with the Southwesterly right of way boundary of the Burlington-Northern Railroad; thence along said Railroad; right of way South 61° 34' 10" East 389.7 feet to a point; thence along a circular curve to the left (which has a central angle of 0° 40' 40", a radius of 5,929.65 feet, and a long chord which bears South 61° 54' 34" East 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence continuing along a circular curve to the left (which has a central angle of 5° 55' 50", a radius of 5,929.65 feet, and a long chord which bears South 65° 13' 00" East 613.75 feet) a distance of 613.80 feet to a 5/8 inch iron pin; thence, leaving said Railroad right of way, North 89° 57' 10" West 962.4 feet, more or less, to the point of beginning.

**PARCEL 2** - Also, an easement 20.0 feet in width which has its Northeasterly boundary parallel to and contiguous with the Southwesterly right of way boundary of the Burlington-Northern Railroad from the most Northwesterly corner to the most Southeasterly corner of the above described parcel of land; for the purpose of construction, reconstruction, opera-tion, and maintenance of an irrigation ditch situated in Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3** - Lots 3, 4 and N1/2 N1/2 of Lot 5 and the N1/2 N1/2 N1/2 of Lot 6 of Section 14, Township 41 South, Range 11 East, Willamette Meridian, excepting right of way heretofore reserved by the United States for the "J" Canal. (Parcel 4 intentionally omitted, and not part of this notice)

**PARCEL 5** - The S1/2 of the N1/2 and the NE1/4 of the NE 1/4 in Section 29, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT those portions of the NE1/4 NE1/4 lying North and East of The Dalles-California Highway lying within Chin Road, lying within the right of way of The Dalles-California Highway, and lying within the Southern Pacific Railroad right of way.

**PARCEL 6** - The SW1/4 of the SE1/4 of Section 20, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT those portions thereof lying within the Southern Pacific Railroad right of way, The Dalles-California Highway right of way, and North of the USBR No. 5 Drain, and EXCEPT any portion lying within Wong Road.

**PARCEL 7** - The NW1/4 of the NE1/4 of Section 29, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

**PARCEL 8** - The SE1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM premises described in Deed to Marjorie L. Stewart, et al, recorded February 2, 1944 in Deed Book 162, page 98, Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM premises described in Deed to Charles M. Cahan, et ux, recorded August 4, 1950 in Deed Book 241 at page 64, Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion lying within the boundaries of the Great Northern Railway right of way.

**PARCEL 9** - The NE1/4 of Section 7, Township 41 South, Range 11 East, Willamette Meridian, EXCEPTING that por-tion conveyed to the United States of America for USBR No. 8 Drain. EXCEPTING THEREFROM that certain strip conveyed to the Central Pacific Railway Company by deed recorded July 1, 1929, in Deed Book 87 at page 409, Deed Records of Klamath County, Oregon; ALSO EXCEPTING that certain strip conveyed to the United States of America by deed recorded December 12, 1938, in Deed Book 119 at page 167; and ALSO EXCEPTING that certain tract con-veyed to Standard Oil Company by deed recorded July 23, 1930, in Deed Book 90 at page 484, Records of Klamath County, Oregon. ALSO EXCEPTING a tract of land described as follows: Beginning at the East Quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific Railroad; thence Westerly along said right-of-way line 218 feet to the true point of be-ginning of this description; thence Southerly parallel to the East line of said Section 7, 157.5 feet; thence Westerly par-allel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of Drain Canal No. 8; thence Northwesterly along said Northeasterly right-of-way line to the said Southerly right-of-way line of the South Pacific Rail-road; thence Easterly along said Southerly right-of-way line to the true point of beginning. AND ALSO EXCEPTING a tract of land situated in the SE1/4 NE1/4, more particularly described as follows: Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific Railroad; thence Westerly along said right-of-way line 218 feet; thence Southerly parallel to the East line of said Section 7, 157.5 feet to the true point of beginning; thence Westerly, parallel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of Drain Canal No. 8; thence Southerly and Easterly along the Northeasterly line of Drain Canal No. 8 to the Westerly right-of-way line of the County Road; thence Northerly along the West right-of-way line of the County Road to a point that lies South 200 feet from the Southerly right-of-way line of the railroad; thence Westerly parallel to the southerly right-of-way of the railroad, a dis-tance of 218 feet; thence North 60.5 feet to the point of beginning. ALSO EXCEPTING THEREFROM a parcel of land situated in the SE1/4 NE1/4 of Section 7, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows: A strip of land 55 feet in width, being 27.5 feet on either side of the following de-scribed centerline: Commencing at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line of the Easterly right of way line of U.S.B.R. Drain No. 8; thence continuing Westerly along said South-ern Pacific Railroad right of way line 27.5 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7 to a point 27.5 feet north of the South line of the SE1/4 NE1/4 of said Section 7; thence Easterly 27.5 feet distant from and parallel to said South line of the West right of way line of Malone Rd. TO-GETHER WITH that portion of the East 46 feet of the South 105 feet of the SE1/4 NE1/4 of said Section 7 lying outside the right of way of Malone Road.

All irrigation equipment, now owned and used, in whole or in part, to irrigate the mortgaged property, together with all similar goods which may be acquired at any time, any additions, replacements, substitutions and accessions; and in-cluding all buildings, structures, wells and other improvements now or hereafter located on the Land, including, but not limited to the fixtures (as described below), and all other equipment, machinery, appliances, goods and other articles at-tached to such buildings and other improvements; all fixtures (including without limitation, goods that are or become so related to the Land that an interest in them arises under the real estate law) and any additions or replacements now or hereafter located on, attached to, installed in or used in connection with the Land; all personal property, appliances, equipment and goods now or hereafter owned or possessed by Grantors located upon, in, or about or used in connec-tion with the Land or improvements; all rights, rights-of-way, easements, licenses, profits, claims, demands, privileges, grazing privileges, leases, rents, issues, tenements, hereditaments, and appurtenances now owned or hereafter ac-quired by Grantors and used in connection with the Land and the improvements or as a means of access to either or

quired by Grantors and used in connection with the Land and the improvements or as a means of access to either or both (including without limitation all rights over the property of third persons which are related thereto, private roads, water rights and entitlements, other rights to water and other rights to receive water or water rights of every kind or nature whatsoever and howsoever evidenced, ditches and conduits and rights of way therefore, all plumbing, lighting, heating, cooling, ventilating, elevating and irrigating apparatus, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."

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 ORS 86.752(3); the default for which the foreclosure is made is Grantors failure to pay in full by the dates of maturity the loans secured by the Trust Deed.

By power given the Beneficiary under the Trust Deed, Beneficiary herewith declares all sums due under the Trust Deed to be immediately due, owing, and payable without further demand. The true amount due and owing the Beneficiary by the Grantor herein, is as follows: Loan 6223060-101: \$4,385,395.36; Loan 6098390-101: \$2,356,238.91 = **\$6,741,634.27 Balance due on Trust Deed as July 14, 2017**, (total of both loans) interest accrues thereafter at the rate \$913.794 per diem (total per diems from both loans) from July 14, 2017, until paid in full.

**Notice is hereby given** that the undersigned will on **Tuesday, December 12, 2017, at 2:00 o'clock p.m.**, Pacific Time, on the front steps of the **Klamath County Courthouse, 316 Main St., Klamath Falls, Oregon**, sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantors had or had power to convey at the time of the execution by them of the 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 86.778 has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had not default occurred), together with costs, trustee's and attorney's fees as provided by ORS 86.778, and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation of the Trust Deed at any time prior that is not later than five (5) days before the date set for said sale.

Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. Sherman Sherman Johnnie & Hoyt, LLP, Successor Trustee, by Gina Anne Johnnie, PO Box 2247, Salem, OR 97308. #17938 September 22, 29, October 06, 13, 2017.

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON     )  
                                      ) ss  
County of Marion     )

THIS IS TO CERTIFY that:

1. I am the agent for the Successor Trustee of the Line of Credit Deed of Trust and Fixture Filing described below:

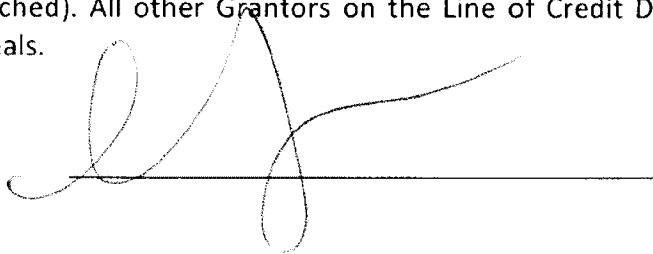
Grantors: Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, Chin Family Limited Partnership, Wong Potatoes, Inc., Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin\*

Trustee: Amerititle (Sherman Sherman Johnnie & Hoyt, LLP is now the duly appointed Successor Trustee)

Beneficiary: Northwest Farm Credit Services, PCA

Recorded: June 1, 2015, as Instrument No. 2015-005604, of the Records of Klamath County, Oregon.

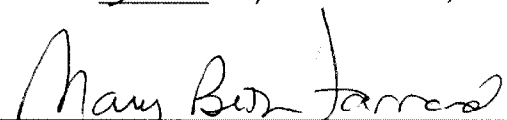
2. To the best of my knowledge and belief the Grantors Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin of the above Line of Credit Deed of Trust and Fixture Filing are not in the military service, or were not so within 367 days before the recording of the Notice of Default, or a dependent of a service member in military service based on the following facts made known to me by the Beneficiary or based on inquiry made by this office: (1) Grantor(s) address(es) are not part of a military installation; (2) the Beneficiary has not been provided with any information that indicated that Grantor(s) are members of any branch of military service, whether active or reserve, and (3) a search of the Department of Defense Manpower Data Center ("DMDC") did not indicate Grantors are on active duty (See DMDC printouts attached). All other Grantors on the Line of Credit Deed of Trust and Fixture Filing are not individuals.

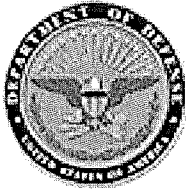


STATE OF OREGON     )  
                                      ) ss  
County of Marion     )

This instrument was acknowledged before me on the 30<sup>th</sup> day of November, 2017, by Gina Anne Johnnie, agent for Successor Trustee.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 5-7-21



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Jan-XX-1955

Last Name: DANIEL

First Name: GEORGE

Middle Name: CHIN

Status As Of: Nov-30-2017

Certificate ID: GRPY7BSMYZXVHN4

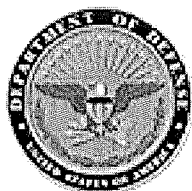
On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Michael V. Sorrento, Director  
Department of Defense - Manpower Data Center  
400 Gigling Rd.  
Seaside, CA 93955



## Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Jun-XX-1956

Last Name: DELORIS

First Name: DIANE

Middle Name: CHIN

Status As Of: Nov-30-2017

Certificate ID: 2D6HJC0VF9T3ZPC

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Michael V. Sorrento, Director

Department of Defense - Manpower Data Center

400 Gigling Rd.

Seaside, CA 93955