

RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

John A. McIntosh, OSB #172742
Schweet Linde & Rosenblum, PLLC
575 S. Michigan Street
Seattle, WA

SEND TAX STATEMENTS TO:

2025-003384
Klamath County, Oregon
05/07/2025 08:48:01 AM
Fee: \$122.00

THIS SPACE RESERVED FOR THE COUNTY RECORDING OFFICE

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Notice of Continuance of Trustee Sale
Affidavit of Mailing

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS: Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160
Badger Flats Limited Partnership

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160
WADOT Capital, Inc, a Washington corporation
Deed of Trust, Recording No. 2021-000999
Notice of Default and Election to Sell, Recording No. 2024-010722

TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)

\$ NA

JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c)

\$ NA

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RERECORDED AT THE REQUEST OF _____
TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER _____

NOTICE OF CONTINUANCE OF TRUSTEE'S SALE

The undersigned is the Successor Trustee under that certain commercial Deed of Trust and Security Agreement recorded on January 21, 2021 under Recording No. 2021-000999. The commercial deed of trust was granted by Badger Flats Limited Partnership to Amerititle, LLC, as original trustee, to secure an obligation in favor of WADOT CAPITAL, INC., a Washington corporation, as original beneficiary is the current holder of the obligation secured by the above referenced commercial trust deed and the current Beneficiary.

The Deed of Trust is against the following real property legally described as follows (the "Property"):

Parcel 1:

The SE1/4 NW1/4, that portion of the N1/2 NW1/4 and SW1/4 NE1/4 lying South of Highway 140 all in Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Less and except that portion deeded to the State of Oregon by and through its Department of Transportation, recorded May 10, 2004 in Volume M04, page 28266, records of Klamath County, Oregon.

Parcel 2:


That portion of the NW1/4 NE1/4 lying South of Highway 140 all in Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Less and except that portion deeded to the State of Oregon by and through its Department of Transportation, recorded May 10, 2004 in Volume M04, page 28266, records of Klamath County, Oregon.

Tax Parcel Numbers: 3908-00100-00200; 3908-00100-00500

Address: NKA Hwy 140
Klamath Falls, OR 97601

NOTICE IS HEREBY GIVEN that the trustee's sale of the above described Property scheduled under the above referenced Deed of Trust for April 21, 2025, at 11:00 a.m., at the front steps of the Klamath County Courthouse at 316 Main St, Klamath Falls, Oregon 97601 **has been continued to May 7, 2025, at 11:00 a.m., at the same place** (at the front steps of the Klamath County Courthouse at 316 Main St, Klamath Falls, Oregon 97601).

DATED this 21 day of April 2025

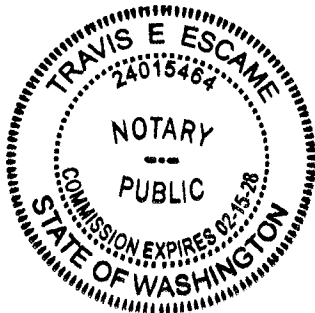


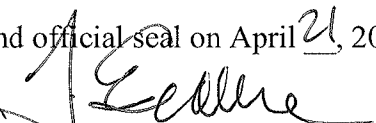
John A. McIntosh, Vice President
Rainier Trustee Services, Inc.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John A. McIntosh to me known to be the Vice President of the corporation that executed the foregoing NOTICE OF CONTINUANCE OF TRUSTEE'S SALE, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument.

Given under my hand and official seal on April 21, 2025




Travis E. Escame
Notary Public in and for the
State of Washington, residing at: Seattle
My commission expires: 02/15/2028

AFFIDAVIT OF MAILING


STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

The undersigned, being first duly sworn, state that I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Washington, and over the age of eighteen years, and not the beneficiary or his successor in interest named in the attached original Oregon "Notice of Continuance".

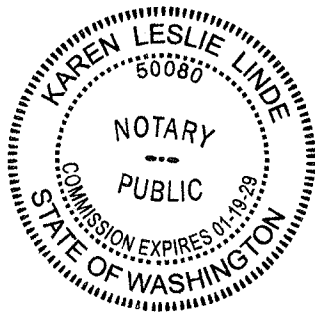
That, at the direction and under the supervision of the Trustee, I mailed a copy of the Notice of Continuance thereof by first class mail, and by mailing a copy by certified mail with return receipt requested to each of the following named persons at the respective addresses, to wit:

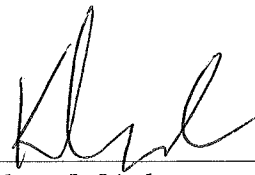
SEE ATTACHED EXHIBIT "A"

Each of the notices so mailed was a true copy of the original Oregon "Notice of Continuance", each copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail at Seattle, Washington, on April 21, 2025.


Travis Escame (AFFIANT)

Subscribed and sworn to before me on April 21, 2025.




Karen L. Linde
Notary Public in and for the State of
Washington, residing at: Seattle
My commission expires 1/19/2029

Badger Flats, Limited Partnership
2629 Townsgate Rd Ste 200
Westlake Village, CA 91361

Badger Flats, Limited Partnership
R/A Mark Englander
2629 Townsgate Rd Ste 200
Westlake Village, CA 91361

Klamath Development Company
2629 Townsgate Rd #200
Westlake Village, CA 91361

Badger Flats, Limited Partnership
c/o Mark Englander
1900 Orindale Road
Klamath Falls, OR 97601

Mark Englander
1900 Orindale Road
Klamath Falls, OR 97601

Mark Englander
906 Vista Ridge Lane
Westlake Village, CA 91362

Carla L. Hartley
Attorney for Wendy Englander
1601 Eastman Ave, Ste 205
Ventura, CA 93003

9589 0710 5270 2464 4863 42

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Badger Flats, Limited Partnership
2629 Townsgate Rd Ste 200
Westlake Village, CA 91361

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Westlake Village, CA 91361

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Mark Englander
906 Vista Ridge Lane
Westlake Village, CA 91362

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Sent To
Carla L. Hartley
Attorney for Wendy Englander
1601 Eastman Ave, Ste 205
Ventura, CA 93003

Street # _____
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