

K-40482
OREGON

AFFIDAVIT OF MAILING NOTICE OF SALE

I, Judy Blomquist, say and certify that:
I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or the successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail and first class mail to each of the following named persons at their last known addresses, to-wit:

William P. Brooks	2329 Railroad Avenue Malin, Oregon 97627
Carol F. Brooks	2329 Railroad Avenue Malin, Oregon 97627
Occupant	2329 Railroad Avenue Malin, Oregon 97627
William P. Brooks	H-C 62 Box 16A Merrill, Oregon 97633
Carol F. Brooks	H-C 62 Box 16A Merrill, Oregon 97633
Parks & Ratliff	228 North Seventh St. Klamath Falls, Oregon 97601
Michael A. Grassmuck	Bankruptcy Trustee P. O. box 1783 Medford, Oregon 97501
Mel Kosta	Attorney at Law 325 Main St. Klamath Falls, Oregon 97601

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Kelly D. Sutherland, Shapiro & Kreisman, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on March 30, 1989. Each notice was mailed after the date that the Notice

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of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

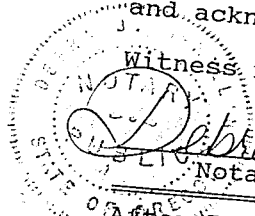
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Judy Blomquist
Judy Blomquist

State of Oregon)
County of Multnomah)

On this 30 day of March, in the year 1989, before me the undersigned, a Notary Public in and for said County and state, personally appeared Judy Blomquist personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal



Debra J. McMillan
Notary Public

After Recording Return to:

My Commission Expires 10/17/90

Shapiro & Kreisman
4380 S.W. Macadam Avenue
Suite 310
Portland, Oregon 97201
(503) 227-4566

S&M #: 88-10067
Lender Loan #: 256188 4

AMENDED TRUSTEE'S NOTICE OF SALE (After Release From Stay)

Reference is made to that certain trust deed made by WILLIAM P. BROOKS and CAROL F. BROOKS, as grantor to PIONEER NATIONAL TITLE INSURANCE COMPANY, as trustee, in favor of CENALR FEDERAL SAVINGS BANK, as beneficiary, dated October 16, 1979, recorded October 23, 1979, in the mortgage records of KLAMATH County, Oregon in Book No. M-79 at Page 24901, covering the described real property in said county and state, to-wit:

LOTS 11 and 12, BLOCK 37, MALIN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$297.91 from September 1, 1987 through January 1, 1988, and in the sum of \$429.08 from February 1, 1988, together with all fees, costs, and/or disbursements incurred, paid and/or assessed by the beneficiary and/or trustee, their employees, agents or assigns.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$27,627.16, with interest thereon at the rate of 10.5% per annum from August 1, 1987, until paid, together with all fees, costs and/or disbursements incurred, paid and/or assessed by the beneficiary and/or trustee, their employees, agents or assigns.

The notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on August 31, 1988, at 1:00 PM, in accord with the standard of time established by ORS 187.110, at in the City of Klamath Falls, County of KLAMATH, State of Oregon; however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on March 7, 1989.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 17, 1989, at 1:00 PM in accord with the standard of time established by ORS 187.110 at in the City of Klamath Falls, County of KLAMATH, State of Oregon, (which is the new date, time and place set for sale) sell at public auction to the highest bidder foreclose the interest in the said described

real property which the grantor has or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said 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 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstate by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then to be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amount provided by said ORS 86.753.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

KELLY D. SUTHERLAND, Successor Trustee

BY Kelly D. Sutherland

Dated 3/30/89

State of Oregon, County of Multnomah ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale as amended.

Attorney for said Trustee

SUBSTITUTION OF TRUSTEE

WHEREAS, the undersigned desires to substitute a new Trustee under the Following described Trust Deed in the place and stead of the present Trustee thereunder, and

WHEREAS, William P. Brooks and Carol F. Brooks was the original grantor, Peoples Mortgage Company was the original beneficiary, and Pioneer National Title Insurance Company was the original trustee, and the trust deed is dated October 16, 1979 and was recorded October 23, 1979, as Book Volume M79, Page 24901 in the official records of Klamath County, Oregon and

WHEREAS, the undersigned is the present Beneficiary under the Trust Deed.

NOW, THEREFORE, the undersigned hereby substitutes KELLY D. SUTHERLAND, 1380 S.W. Macadam Avenue, Suite 310, Portland, Oregon 97201 as Trustee under said Trust Deed.

Date: March 27, 1989

Cenlar Federal Savings Bank

David Tate

David Tate, Assistant Vice President

STATE OF Florida)
COUNTY OF Duval) SS.

On this 27 day of March, 1989, before me the undersigned a Notary Public appeared David Tate personally known to me or proved to me on the basis of satisfactory evidence to be the Asst. Vice Pres of the corporation that executed the within instrument, also know to me to be the person(s) who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, the date first hereinabove written.

Jennifer Brantley
Notary Public for State indicated above
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Sept. 8, 1992

After Recording Return to Shapiro and Moran 4380 SW Macadam Ave # 310
Portland, Oregon 97201
(513) 227-4566
S&M #

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day of April A.D., 19 89 at 11:44 o'clock A.M., and duly recorded in Vol. M89 of Mortgages on Page 5534.

FEE \$28.00

Evelyn Biehn . County Clerk

By David Tate