

K-40482
AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE
(After Release From Stay)

STATE OF OREGON, County of KLAMATH, ss:

I, Judy Blomquist, being first duly sworn, depose, and say and certify that: At all times hereinafter mention 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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached Amended Trustee's Notice of Sale by mailing a copy thereof by registered or certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME	ADDRESS
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
Michael A. Grassmueck	Bankruptcy Trustee P. O. Box 1783 Medford, Oregon 97501
Mel Kosta	Attorney at Law 325 Main St. Klamath Falls, Oregon

Said Amended Trustee's Notice of Sale was given in compliance with ORS 86.755(6), within 30 days after release from a stay of the foreclosure proceedings, and the above named persons listed in ORS 86.740 and ORS 86.750(1).

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Each of the notices so mailed was certified to be a true copy of the original notice of sale by Kelly D. Sutherland, attorney for the trustee named in said notice, each such copy was contained in a sealed envelope, with postage thereof fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on March 30, 1989, which was within 30 days after release from a stay of the foreclosure proceeding set forth therein.

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 this 30 day of March, 19 89.

Judy Blomquist

Tulia Barnes
Notary Public for Oregon
My Commission Expires 8/25/92

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

RE: Trust Deed From

Grantor

to

Trustee

After Recording Return to
SHAPIRO & KREISMAN
4380 S.W. Macadam, Suite 310
Portland, OR 97201
S&M #: 88-10067
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 reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying 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

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

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title Co. the 17th day
of April A.D., 19 89 at 11:49 o'clock A.M., and duly recorded in Vol. M89,
of Mortgages on Page 6454.

Evelyn Biehn County Clerk

By Pauline M. Mulenbarger

FEE \$23.00