FORM No. 1173—AMENDED TRUSTEE'S NOTICE OF SALE (After release from stay)—Oregon Trust Deed Series. STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

No. 73491 Vol m93 Page 34879

AMENDED TRUSTEE'S NOTICE OF SALE (after release from stay)

Reference is made to that certain trust deed made by LEANN MICHELLE MATTSON, *as grantor, to* MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY *** , *as trustee, in favor of* KIMBERLY K. CANFIELD, *as beneficiary, dated* April 22, *19* 91, *recorded* April 23, *19* 91, *in the mortgage records of* Klamath *County, Oregon, in book/reel/volume No.* M91 *at page* 7378, *fee/file/instrument/microfilm/reception No.* 28458 *(indicate which), covering the following described real property situated in said county and state, to-wit:*

See attached Exhibit A incorporated by reference herein as if fully set forth

***By Appointment of Successor Trustee dated January 27, 1993 and recorded in Vol. M93, page 2236, Neal G. Buchanan, attorney at law, was appointed successor trustee.

12-28-93P02:17 RCVD

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 payment in the amount of $200.00 due the 20th day of February 1993 (one payment having been made as against the encumbrance during the pendency of the bankruptcy), with a like payment due the 20th day of each and every month thereafter; and failure to maintain the first encumbrance on the real property (Trust Deed recorded Vol. M88, Page 19185) in accordance with paragraph 5 of the Trust Deed; and failure to maintain insurance (over)

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:

1) principal balance in the sum of $14,137.35, together with interest on said sum at the rate of 8% per annum from March 3, 1993 until paid; and 2) all costs and expenses actually incurred in enforcing the obligation of the Trust Deed (including Trustee's Sale Guarantee costs); together with trustee's and attorney's fees pursuant to paragraph 13 of the (over)

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on September 7, *19* 93, *at the hour of* 1:30 *o'clock* P. *M., in accord with the standard of time established by ORS 187.110, at* 601 Main Street, Suite 215, First Interstate Bank Building *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* December 17, *19* 93.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 25, *19* 94, *at the hour of* 1:30 *o'clock,* P. *M., in accord with the standard of time established by ORS 187.110 at* 601 Main Street, Suite 215, First Interstate Bank Building *in the City of* Klamath Falls, *County of* Klamath, *State of Oregon, (which is the new date, time and place set for said sale) sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had 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 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 amounts 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.

DATED December 23, *19* 93

Neal G. Buchanan

NEAL G. BUCHANAN Successor *Trustee*

State of Oregon, County of Klamath *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

25.00

34880

coverage on the premises, as required by paragraph 4 of the Trust Deed.

Trust Deed; together with such additional sums as are necessary to be paid to maintain the first Trust Deed in force, as provided by paragraph 5 of the Trust Deed; together with all costs incurred to place insurance coverage on the premises, as provided by paragraph 4 of the Trust Deed.

LEGAL DESCRIPTION

34881

PARCEL 1:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and which lies West a distance of 104.3 feet from the Southeast corner of said Lot 4, extending thence West along the South line of said Lot 4 a distance of 104.3 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4, a distance of 104.3 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

PARCEL 2:

The North half of the following described real property:

Commencing at a point on the South line of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point is a distance of 208.6 feet West from the Southeast corner of said Lot 4; thence West along the South line of said Lot 4 a distance of 208.6 feet; thence North at right angles a distance of 208.6 feet; thence East and parallel to the said South line of said Lot 4 a distance of 208.6 feet; thence South a distance of 208.6 feet, more or less, to the point of beginning.

The above described property being in Section 14, Township 41 South, Range 10 East of the Willamette Meridian.

PARCEL 3:

The following described real property in Klamath County, Oregon:

The South half of the following described property:

A portion of Lot 4, Section 14, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of said Lot 4, Section 14, which lies West 208.6 feet from the Southeast corner of said Lot; thence West along the South line of said Lot 208.6 feet; thence North at right angles 208.6 feet; thence East and parallel to said South line of said Lot 4, 208.6 feet; thence South 208.6 feet, more or less, to the point of beginning.

TOGETHER WITH a 1973 Champion Mobile Home, license # X87474, which is firmly affixed to the above described real property.

EXHIBIT A

FORM No. 1175—AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

34852

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

(after release from stay)

STATE OF OREGON, County of Klamath, ss:

I, Neal G. Buchanan, being first duly sworn, depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or 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
Leann Michelle Mattson	14114 Stateline Road Merrill, Oregon 97633
Kim Mattson	14114 Stateline Road Merrill, Oregon 97633
Tenant or party in possession	14108 Stateline Road Merrill, Oregon 97633
Kent Pederson, Registered Agent Carter-Jones Collection Service, Inc.	1143 Pine Street Klamath Falls, Oregon 97601

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 include all of those persons listed in ORS 86.740 and ORS 86.750(1).

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on December 23, 19 93, 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.

Neal G. Buchanan
NEAL G. BUCHANAN

Subscribed and sworn to before me this 23rd day of December, 19 93.

(SEAL)

OFFICIAL SEAL
MARSHA CODINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010787
MY COMMISSION EXPIRES NOV. 07, 1995

Marsha Codine
Notary Public for Oregon.
My commission expires 11-7-95

NOTE: An original amended notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE
(after release from stay)

Re: Trust Deed From
Leann Michelle Mattson
Grantor
to
Mountain Title Company of Klamath County, trustee
Neal G. Buchanan Successor Trustee

AFTER RECORDING RETURN TO
Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 28th day of Dec, 19 93, at 2:17 o'clock PM., and recorded in book/reel/volume No. M93 on page 34879 or as fee/file/instrument/microfilm/reception No. 73491, Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Millendorf Deputy

Fee $25.00