

07-24-95A10:22 RCVD

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp:
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AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Randy R. Amos and Cristina K. Amos, husband and wife, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of Mr. and Mrs. Leonard Springer, as beneficiary, dated October 27, 1992, recorded October 29, 1992, in the mortgage records of Klamath County, Oregon, in book/volume No. M-92 at page 25520, instrument No. 53066, covering the following described real property situated in said county and state, to-wit:

Lot 25 and that fractional part of Lot 22 which lies Northeasterly from the extension of the line which runs between Lots 24 and 25 in Block 71 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to make monthly installments and real property taxes.

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:

\$34,223.06 plus interest at the rate of 8½% per annum from March 27, 1995

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on September 1, 1995 at the hour of 10:00 o'clock a.m. Standard Time, as established by Section 187.110 Oregon Revised Statutes, at the law offices of Brandsness, Brandsness & Rudd, P.C., however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on June 28, 1995, by Order of the Honorable Judge Ratcliff of the United States Bankruptcy Court,

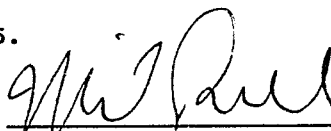
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District of Oregon upon the bankruptcy proceeding filed by Randy Amos on May 25, 1995.

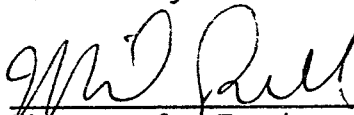
WHEREFORE, notice hereby is given that the undersigned trustee will on September 27, 1995, at the hour of 10:00 a.m., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the law offices of Brandsness, Brandsness & Rudd, P.C., 411 Pine Street, in the City of Klamath Falls, County of Klamath, State of Oregon, 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 successor 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.

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: July 19, 1995.


Trustee

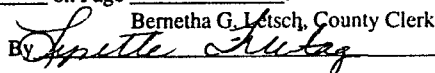
I, the undersigned certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.


Attorney for Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael Rudd the 24th day
of July A.D., 19 95 at 10:22 o'clock A M., and duly recorded in Vol. 19045
of Mortgages on Page 19045

FEE \$15.00


Bernetha G. Lisch, County Clerk