

AFTER RECORDING RETURN TO:
Shapiro & Kreisman
522 S.W. Fifth Avenue, #825
Portland, OR 97204

95-11796

AMENDED TRUSTEE'S NOTICE OF SALE

(After Release From Stay)

Reference is made to that certain trust deed made by Danny Ray West and Lisa Dawn West, husband and wife, as grantor to First American Title Insurance Company, as trustee, in favor of The Benj. Franklin Federal Savings and Loan Association, as beneficiary, dated February 14, 1989, recorded February 16, 1989, in the mortgage records of Klamath County, Oregon in Volume M89 at page 2980, beneficial interest having been assigned to Bankers Trust Company of California, N.A., as Trustee under that certain Pooling and Servicing Agreement dated as of December 1, 1992, for RTC Mortgage Pass-Through Certificates, Series 1992-18p, covering the described real property in said county and state, to-wit:

Lot Three (3), in Block Two Hundred Sixteen (216) MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 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 \$471.00 from March 1, 1995, together with all costs, disbursements, and/or fees incurred or paid 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:

\$18,974.51, together with interest thereon at the rate of 10.125% per annum from February 1, 1995 together with all costs, disbursements, and/or fees incurred or paid 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 March 6, 1996, at 11:00 AM O'clock, in accord with the standard of time established by ORS 187.110, at the main entrance of the Klamath County Jail located at 3201 Vandenberg Road 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 22, 1996.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 5, 1996 at 11:00 o'clock A.M., in accord with the standard of time established by ORS 187.110 at the main entrance of the Klamath County Jail located at 3201 Vandenberg Road 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

Dated April 9, 1996

By 

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

NOD (10/12/95) ap

UNITED STATES BANKRUPTCY COURT
District of OregonIn re
Lisa D. LoveOther names used by debtor(s):
Lisa West,

Debtor(s)

Case No. 695-64992-aer13

NOTICE OF DISMISSAL

RECEIVED

MAR 25 1996

Ans'd.....

THE COURT HAVING FOUND THAT:

The plan is under funded and the debtor failed to file tax returns or other information as requested by the IRS.

NOTICE IS GIVEN that:

1. This case was dismissed by court order on: 03/22/96.
2. By virtue of the court's order no further payments will be made to creditors by a trustee; the Bankruptcy Code provisions for an automatic stay of certain acts and proceedings against the debtor(s) and co-debtors and their property are no longer in effect; and creditors should now look directly to the debtor(s) for satisfaction of any balances owing upon their claims.
3. Any previously entered order directing chapter 13 payments to a trustee is terminated AND THE DEBTOR'S EMPLOYER (OR OTHER NAMED PARTY) SHOULD DISCONTINUE MAKING PAYMENTS TO THE TRUSTEE AND SHOULD HEREAFTER PAY ALL NET WAGES EARNED BY THE DEBTOR DIRECTLY TO THE DEBTOR.
4. Any unpaid filing fees are now due and owing. The court will not entertain a motion to reopen this case, or a motion for reconsideration of this order, unless all unpaid fees are paid.

Dated: 3/25/96

Clerk, U.S. Bankruptcy Court

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 16th day
of April A.D., 19 96 at 2:52 o'clock PM., and duly recorded in Vol. M96
of Mortgages on Page 10583

FEE \$20.00

By Bernetha G. Letsch, County Clerk
[Signature]