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

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Reference is made to that certain trust deed made by Kirk L. Leopoldo, Sonya Leopoldo, and Harlene Beard, as grantor, to AmeriTitle, as trustee,

in favor of Western Homes, Inc., as beneficiary, dated October 12, 1993, recorded October 12, 1993, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M93 at page 26587, fee/tile/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lots 19, 20, and 21, Block 4, Fairhaven Heights, 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:

Unpaid installments: \$ 2,717.68
Unpaid interest: 1,334.70
\$ 4,052.38

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:

Principal and interest (to 07/07/97): \$27,838.83

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on January 8, 1998, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at 514 Walnut Avenue 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 May 19, 1998,

WHEREFORE, notice hereby is given that the undersigned trustee will on May 19, 1998, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110 at 514 Walnut Avenue 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 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 1-16, 1998Robert J. Foltyn

Trustee

State of Oregon, County of _____ 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 Robert J. Foltyn the 28th day of January, A.D., 1998 at 9:27 o'clock A.M., and duly recorded in Vol. M98 of Mortgages on Page 2615.

Return: Robert FoltynBernetha G. Letsch, County Clerk

FEE \$10.00

514 Walnut
KFO 97601By Kathleen Rosen

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