

ITEM NO. 113-A AMENDED BY		THE NOTICE OF SALE IS AS FOLLOWS:	NOTICE OF SALE		NOTICE OF SALE		NOTICE OF SALE	
3 136 INTD AMENDED TRUST		Reference is made to that certain trust dated	SUSPENDED		SUSPENDED		SUSPENDED	
		SHARON K. BROWN	SUSPENDED		SUSPENDED		SUSPENDED	
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY		AMERICAN TITLE & SUCCESSION	AMERICAN TITLE & SUCCESSION		AMERICAN TITLE & SUCCESSION		AMERICAN TITLE & SUCCESSION	
a/k/a of FREDA L. SMELSER		dated OCTOBER 16, 1991, recorded in Klamath County, Oregon, and/or an affidavit instrument microfilm received	dated OCTOBER 18, 1991, in book 161, vol. 101, page 21806, at which, covering the following described		as grantor to X&X Trustees, as beneficiary;			
and/or an affidavit instrument microfilm received		real property situated in said county and state, lots 1 through 7, inclusive Block 48, B thereof on file in the office of the County Clerk of Klamath County, Oregon.	NE ADDITION TO BOQUANZA, according to the official plat recorded December 3, 1992 at Vol. 1192, page 23662, the					
**by assignment of Trust Deed dated 9-8-92		beneficiary's interest was assigned to Saint Barnabas Episcopal Church by Appointment of Successor Trustee dated 7-2-98 and recorded July 8, 1998 at Vol. M98, Page 24104,						
Neal G. Buchanan, Attorney at Law, was appointed successor trustee								
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 debtor's failure to pay when due the following sums:								
1) arrearages in the making of scheduled payments totaling \$7,550 (an amount in excess of the remaining unpaid balance) the first of such missed payments being the payment due 1-15-93; 2) real property taxes for the tax years 1994-95 and thereafter paid by the beneficiary to date in the sum of \$621.94								
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 sum								
\$6329.36 plus interest at the rate of 8% per annum from 1-15-97 until paid, plus costs and expenses of the sale								
The Notice of Default and original Trust Deed were sold on JANUARY 19, 1999, at the time established by ORS 187.110, at 435 Oak Avenue, Klamath Falls, Oregon, prior to the recording of said Notice of Default, to the recording of said Notice of Default proceedings under the National Bankruptcy Court or other court or other legal reason. The beneficiary did not participate in contesting such stay. Said stay was terminated on September 29, 1998.								
WHEREFORE, notice hereby is given at the hour of 10:00 o'clock, at 435 Oak Avenue, in the City of Klamath Falls, County 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 dead, together with any interest which the grantor, together with any interest which the grantor had or had dead, together with any interest which the grantor had or had dead, to satisfy the foregoing obligation thereby satisfied and the costs and expenses of sale, including a reasonable amount for the services of a person named in ORS 86.753 has the right, at any time before the sale, to have the foreclosure proceeding dismissed and the trust deed he entire amount then due (other than such portion of the principal as accrued) and by causing any other defendant complained of herein that is or may be liable to pay the same to the defaulter, by paying all costs and expenses incurred in enforcing the obligation, including the amounts provided by said ORS 86.753.								
In construing this notice the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person or persons mentioned in this notice, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.								
DATED NOVEMBER 16, 1998.		1998 NEAL G. BUCHANAN		1998 NEAL G. BUCHANAN		Successor Trustee		
State of Oregon, County of Klamath 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 true copy of the original trust deed.								
						Attorney for said Trustee		

STATE OF OREGON
**AFFIDAVIT FOR MAILING OR MAILED
 NOTICE OF SALE**

RECEIVED
SHERIFF

SHERIFF: C. BROWN

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
 A HEIR IN TITLE AS SUCCESSOR

To

MAILING
 FOR
 RECORDATION

Date recording return: Dec 10, 1998

NEAL G. BUCHANAN

351 DAK AVE

KLAMATH FALLS, OR 97601

STATE OF OREGON County of Klamath
 I, NEAL G. BUCHANAN,

At all times hereinafter mentioned, I eighteen years, and not the beneficiary or the under the terms of that certain deed described

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies thereof by certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, as set forth:

NAME

SHARON L. BROWN

SOUTHERN OREGON CREDIT SERVICE INC.

HURLEY STATE BANK/FRED MEYER

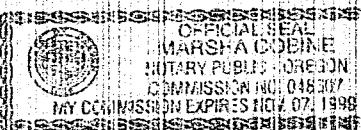
HERRICK E. AND GAVIC

These persons include (a) the grantor record or of whose interest the trustees or the any other state agency, having a lien or interest has actual notice of the lien or interest;

Each of the notices so mailed was certi-

fied to be a true copy of the original notice of sale by me, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on November 16, 1998. With respect to each person listed above, one sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same.

As used herein, the singular includes and any other legal or commercial entity.



STATE OF OREGON

County of

Notice by mail with an instrument was received for record on the _____ day of _____, 19____, at _____ o'clock M., and recorded in book/reel/volume No. _____ on page _____ and/or as fax/file/instrument/microfilm/recognition No. _____, Records of said County.

Witness my hand and seal of County affixed,

NAME

SEAL

By

Deputy

, being first duly sworn, depose, and say that: as and now am a resident of the State of Oregon, a competent person over the age of eighteen years, and not the beneficiary or the under the terms of that certain deed described

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies thereof by certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, as set forth:

ADDRESS

P.O. Box 71
 Bonanza, Oregon 97623

P.O. Box 1070
 Redmond, Oregon 97561

P.O. Box 7024
 Sioux Falls, SD 57117-7024

942 W. 3rd
 Eugene, Oregon 97440

or Page _____ of the trust deed, (b) any successor in interest to the grantor whose interest appears of the beneficiary has actual notice; (c) any person, including the Department of Revenue or a subsequent in the trust deed, if the lien or interest appears of record or the benefit-
 (d) any person requesting notice as set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by

attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on November 16, 1998. With respect to each person listed above, one sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt, with postage thereon in an amount sufficient to accomplish the same.

If Default and Foreclosure to sell described in the notice of sale was recorded, "trustee" includes the trustee, and "person" includes a corporation or plural, "trustee" includes the trustee, and "person" includes a corporation

NEAL G. BUCHANAN

Subscribed and sworn to before me on November 16, 1998

NEAL G. BUCHANAN
 Notary Public for Oregon

My commission expires 11-7-99

* More than one form of affidavit may be used when the parties PUBLISH IT. NOTE: An original copy of this affidavit must be filed.

INSTRUCTIONS: Please read carefully. This affidavit is valid for one year from the date it is signed. It may be renewed by filing a new affidavit.

AFFIDAVIT OF MAILING THIRD AMENDED TRUSTEE'S NOTICE OF SALE

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Name

BOYD C. YADON, TRUSTEE

U.S. BANKRUPTCY TRUSTEE

Address

101 E. 10th Ave., Rm. 205
Eugene, Oregon 97401

D. Box 606
Eugene, Oregon 97401

AFFIDAVIT

STATE OF OREGON,
COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the
LEGAL #1830

THIRD AMENDED TRUSTEE'S NOTICE.

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:

NOVEMBER 22/29

DECEMBER 6/13, 1998

Total Cost: \$689.00

Subscribed and sworn before me this 13TH
day of DECEMBER 1998

Notary Public of Oregon

My commission expires 3-15-2001

RECEIVED
NOTARY PUBLIC
OFFICE
L.A. GRIESEL
P.R.C.
MAY NO. 051011
EXPIRES MARCH 15, 2001

KLAMATH COUNTY, OREGON

Filed for record at request of Neal Luchina the 19TH day of January A.D. 1999 at 2:17 P.M. and duly recorded in Vol. E-9 on Page 1715 by Linda Smith, County Clerk

FEB \$25.00