

ATC # 04047677
AFFIDAVIT OF MAILING

STATE OF OREGON)
COUNTY OF JACKSON) §

I, Joan Christopher, in the firm of DAVIS, GILSTRAP, HEARN & SHAW, P.C. of Ashland, Oregon, hereby certify that I mailed a copy of the Amended Trustee's Notice of Sale which is attached hereto unto the following named persons and entities pursuant to the provisions of ORS 86.740(1). The Notice was sent by Certified Mail on Mar 8, 1999, in letters addressed to:

Rodney D. Miller and
Kelly A. Miller
8212 Teal Drive
Bonanza OR 97623

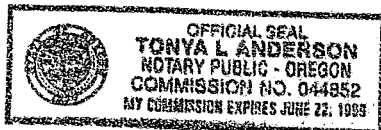
Robert J. Miller
3613 B La Jolla Court
Klamath Falls, OR 97603

Boyd C. Yaden, Bankruptcy Trustee
c/o Michael Spencer, Esq.
Spencer & Runnels
419 Main Street
Klamath Falls OR 97601

Occupants
2405 White Street
Klamath Falls OR 97601

Joan Christopher
JOAN CHRISTOPHER

SUBSCRIBED AND SWORN to before me this 8th day of March 1999.



Tonya L. Anderson
Notary Public for Oregon
My Commission Expires: 6-22-99

Affidavit of Mailing

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LAW OFFICES OF
DAVIS, GILSTRAP, HEARN & SHAW
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(503) 482-3111 FAX (503) 482-4455

AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Rodney D. Miller and Kelly A. Miller, husband and wife, as grantor, to Aspen Title & Escrow, Inc., as trustee, to secure certain obligations in favor of Vernon G. Ludwig and Ofelia Ludwig, husband and wife, as beneficiary, dated August 15, 1997, and recorded in Volume M-97, Page 26963 of the Official Records of Klamath County, Oregon, on August 15, 1997, covering the following described real property, to wit:

Lot 15, Block 305, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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 to foreclose said trust deed by advertisement and sale. The default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Monthly installments of \$219.70 per month, beginning with the installment due January 15, 1998, and monthly installments in the same amount due the 15th day of each month thereafter.

By reason of said default, and grantor's failure to pay delinquent property taxes, if any, the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following to wit:

\$21,970.00, together with interest thereon at the rate of 12% per annum from December 15, 1997, until paid, plus a late fee of 5% of any payment amount not received within 15 days of its due date, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

A notice of default and election to sell and to foreclose was duly recorded in Volume M-98, Page 16498 of the Official Records of Klamath County, State of Oregon. Said Notice of Default and Election to Sell was recorded May 14, 1998.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the day of May, 1999, at the hour of 10:15 o'clock a.m., Pacific Daylight Time as established by Section 187.110, Oregon Revised Statutes, at Aspen Title & Escrow, 525 Main Street, Klamath Falls, OR 97601, 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

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the execution of the said trust deed, together with any interest which the grantor or 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 certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of said sale, provided that all other defaults referred to above are cured by then.

The original sale proceedings were stayed by the U. S. Bankruptcy Court on June 1, 1998. Non-judicial relief from the stay was granted 3/2, 1999.

DATED this 6th day of March, 1999.

DAVIS, GILSTRAP, HEARN & SHAW
A Professional Corporation


JACK DAVIS, Successor Trustee

JD:LUDWIG/88-272.AM1

AMENDED TRUSTEE'S NOTICE

~~Original~~ Notice of Sale -2-

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 23rd day
of April A.D., 1999 at 3:49 o'clock P M., and duly recorded in Vol. M99
of Mortgages on Page 15207

FEE \$20.00

by Linda Smith Linda Smith, County Clerk