

2000 JUN 23 AM 11:01

Vol M00 Page 22833

After recording return to:
BISHOP, LYNCH & WHITE, P.S.
720 Olive Way, #1600
Seattle, WA 98101-1801
Attn: Trudie Walsh, 230-2639.01

K55319

NOTICE: WE ARE ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR PURPOSES OF DEBT COLLECTING.

AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Gordon M. Nixon and Joycelyn M. Nixon, as tenants by the entirety, as grantor, to Aspen Title and Escrow, as trustee, in favor of Transamerica Financial Services, as beneficiary, dated June 10, 1996, recorded June 14, 1996, in the mortgage records of Klamath, Oregon, in Volume M96, Page 17877, covering the following described real property situated in said county and state, to-wit:

LOT 4, BLOCK 3, MAZAMA GARDENS, IN THE COUNTY OF KLAMATH, STATE OF OREGON

Commonly known as: 3810 Mazama Drive, Klamath Falls, OR 97603

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:

Delinquent Monthly Payments due from September 14, 1999 through June 14, 2000:

Total Delinquency	\$3,576.00
Late Charges: Included in above figure	
TOTAL MONTHLY PAYMENTS AND LATE CHARGES	<u>\$3,576.00</u>

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:

Unpaid principal balance \$26,233.75, plus interest at the current rate of 12.99% which is subject to change, from August 14, 1999, additional late charges, advances, foreclosure fees and costs.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on August 9, 2000, at the hour of 11:00 a.m. in accord with the standard of time established by ORS 187.110, at the front entrance to the County Courthouse, located at 316 Main Street, Klamath Falls, 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 31, 2000.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 9, 2000, at the hour of 11:00 o'clock a.m., in accord with the standard

Trustee's Notice of Sale - Page 1


K41-

of time established by ORS 187.110, at the front entrance to the County Courthouse, located at 316 Main Street, Klamath Falls, of Klamath County, 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 grantor of the said trust deed together with any interest which the grantor or grantor's 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), paying all advances authorized under the trust deed, including all costs and expenses incurred in enforcing the obligation and trust deed, and by curing any other default complained of therein 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 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.

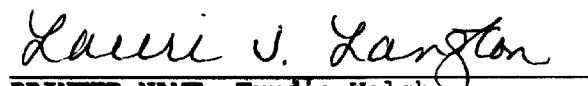
DATED: June 22, 2000.


Krista L. White, Trustee

State of Washington)
County of King) ss.

I certify that I know or have satisfactory evidence that KRISTA L. WHITE is the person who appeared before me, and said person acknowledged that she signed the attached Trustee's Notice of Sale and acknowledged it to be her free and voluntary act and deed and for the uses and purposes mentioned in the instrument.

Dated this 22 day of June, 2000.


PRINTED NAME: ~~Trudie Walsh~~
Notary Public in and for the State of
Washington, residing at Seattle.
My Commission Expires: ~~2-05-2002~~
9-15-02

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Trudie Walsh, 230-2639.01

FORBASE\OREGON\NOD.FRM REV 6/16/00

Trustee's Notice of Sale - Page 2



AFFIDAVIT OF MAILING
Amended Trustee's Notice of Sale

STATE OF WASHINGTON

)

) ss.

COUNTY OF KING

)

I, Trudie Walsh, being first duly sworn, depose, say and certify that: At all times hereinafter mentioned I was and now am a resident of the State of Washington, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice. I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

SEE Exhibit "A" Attached hereto and incorporated herein by this reference.

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Krista L. White, trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon 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 and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Trudie Walsh
 Trudie Walsh

SUBSCRIBED AND SWORN TO before me this 22 day of June, 2000.

Lauri Langton
 PRINTED NAME:

NOTARY PUBLIC in and for the State of
 Washington residing at Seattle, WA
 My Appointment Expires: 9-15-02.

AFTER RECORDING RETURN TO:

BISHOP, LYNCH & White, P.S.
 720 Olive Way, Suite 1600
 Seattle, WA 98101-1801
 Attn: Trudie Walsh
 FORBASE\OREGON\NOD.FRM REV 6/16/00



EXHIBIT A**GRANTORS:**

Gordon M. Nixon
3810 Mazama Drive
Klamath Falls, OR 97603

Joycelyn M. Nixon
3810 Mazama Drive
Klamath Falls, OR 97603

Joycelyn M. Nixon
1745 Washburn
Klamath Falls, OR 97601

Gordon M. Nixon
1745 Washburn
Klamath Falls, OR 97601

Gordon M. Nixon
2261 South 6th Suite #2
Klamath Falls, OR 97602

Joycelyn M. Nixon
2261 South 6th Suite #2
Klamath Falls, OR 97602

ALL OTHER PARTIES:

Occupants of the Premises
3810 Mazama Drive
Klamath Falls, OR 97603

Klamath Project
Klamath Irrigation District
640 Kid Lane
Klamath Falls, OR 97603

State of Oregon
900 Court Street N.E.
Salem, OR 97310

County of Klamath
Legal Department
3300 Vandenburg Road
Klamath Falls, OR 97603

State of Oregon
Attorney General
1162 Court Street N.E.
Salem, OR 97310

Heller Financial Leasing, Inc.
c/o Donald R. Slayton, Atty
440 E. Broadway #160
Eugene, OR 97401

Dakota Data, Inc.
1035 Main Street
Klamath Falls, OR 97601-5812

Robert A. Millard
1035 Main Street
Klamath Falls, OR 97601-5812

State of Oregon
Employment Dept.
875 Union Street NE #107
Salem, OR 97311

Gary Hedlund, Attorney
303 Pine Street
Klamath Falls, OR 97601

Candace Amborn, Trustee
707 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 06/23/00, at 11:11 a m.
In Vol. M00 Page 22833
Linda Smith,
County Clerk Fee \$ 41⁰⁰