

AFTER RECORDING RETURN TO:

Anderson & Monson, P.C.
10700 SW Beaverton-Hillsdale Hwy.
Suite 460
Beaverton, Oregon 97005

MTC 49440

**AFFIDAVIT OF MAILING AMENDED TRUSTEE'S
NOTICE OF SALE (after release from stay)**

STATE OF OREGON)
County of Washington) ss.
)

I, Richard T. Anderson, Jr., being first duly sworn, depose and say:

I am a resident of the State of Oregon, a competent person over the age of eighteen years and not the Beneficiary, or Beneficiary's successor in interest, named in the attached Amended Trustee's Notice of Sale (after release from stay).

I mailed a true copy of the attached Amended Trustee's Notice of Sale (after release from stay) 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:

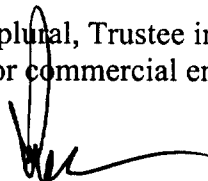
NAME	ADDRESS
Darrell A. Micka	18808 Harpold Road Malin, Oregon 97632
Phyllis M. Micka	18808 Harpold Road Malin, Oregon 97632
Occupants	18808 Harpold Road Malin, Oregon 97632
Darrell Alan; of Micka	c/o 18808 Harpold Road Malin, Oregon 97632
Keith Y. Boyd, Esq.	502 W. Main St., Suite 102 Medford, OR 97501
Fred Long, Trustee	PO Box 467 Eugene, OR 97440

41.00 m

Each copy was contained in a sealed envelope, with postage prepaid, and was deposited in the United States post office at Beaverton, Oregon, on November 15, 2000. Each of the notices was mailed after the Notice of Default and Election to Sell was recorded and after release from the automatic stay was obtained.

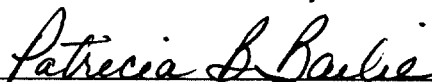
The above-named include (a) the Grantor in the Trust Deed, (b) any successor in interest to the Grantor whose interest appears of record or of whose interest the Trustee or the beneficiary has actual notice, (c) any person including the Department of Revenue or any other state agency, having a lien or 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.

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

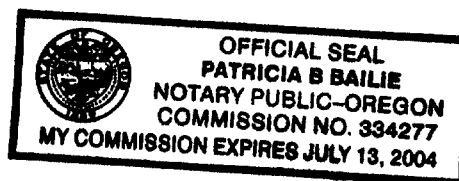


Richard T. Anderson, Jr.

SUBSCRIBED AND SWORN TO before me this 15th day of November, 2000.



NOTARY PUBLIC FOR OREGON



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

Reference is made to that certain trust deed whose parties are as follows (the "Trust Deed"):

Grantor:	Darrell A. Micka and Phyllis M. Micka - Tenants by the entirety
Trustee:	AmeriTitle
Beneficiary:	American General Finance, Inc.
Date:	October 28, 1998
Recording Date:	October 30, 1998
Recording Reference:	Vol. M98 Page 39912
County of Recording:	Klamath County

The Trust Deed covers the following described real property in the County of Klamath and State of Oregon, ("the Property"):

See Exhibit "A" attached hereto

Both the Beneficiary and the Trustee have elected to sell the Property to satisfy the obligations secured by the 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 installments of \$2,418.74 beginning August 17, 1999 and continuing through the installment due January 17, 2000, and thereafter; late charges; plus real property taxes for the years of 1999-2000, plus interest and penalties and any sums advanced by the beneficiary pursuant to the trust deed.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, the sums being the following, to-wit:

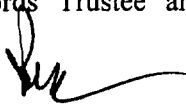
\$275,473.11 together with interest of \$10,549.24 through November 29, 1999, plus interest at the rate of 9.99 from November 30, 1999 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the Property would be sold on June 20, 2000 at the hour of 1:00 P.M.. **Klamath County Courthouse, 316 Main Street, Front Steps, in the City of Klamath Falls, County of Klamath and State of Oregon**, however, subsequent to the recording of the Notice of Default the original sale proceedings were stayed by the 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. The bankruptcy automatic stay was terminated pursuant to an order of relief entered October 31, 2000 and under the bankruptcy rules the order was stayed until the expiration of ten days after the entry of the order. The stay thus terminated on November 10, 2000.

WHEREFORE, notice is hereby given that the undersigned Trustee will on **January 16, 2001, at the hour of Eleven O'clock, 11:00 A.M., at the Klamath County Courthouse, 316 Main Street, Front Steps, in the City of Klamath Falls, County of Klamath and State of Oregon (which is the new date, time and place set for the sale)** sell at public auction to the highest bidder for cash the interest in the Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest which the Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the debt 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 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 debt or Trust Deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by 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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED: November 15, 2000.



Richard T. Anderson, Jr.
Successor Trustee
10700 SW Beaverton-Hillsdale Hwy. #460
Beaverton, Oregon 97005
(503) 646-9230

STATE OF OREGON)
) ss.
County of Washington)

I, Richard T. Anderson, Jr., certify that I am the Successor Trustee and that the foregoing is a complete and exact copy of the original Amended Trustee's Notice of Sale (after relief from the stay).

Successor Trustee

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the SW corner of NE1/4 SE1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian; thence East 280 feet; thence 20 degrees North of East a distance of 330 feet to the West side of Poe Valley Market Road; thence Northerly along the West side of said Poe Valley Market Road to the West line of said NE1/4 SE1/4, Section 31, Township 40 South, Range 12 East, Willamette Meridian; thence Southerly along the West line of said NE1/4 SE1/4 in said Section, Township and Range to the point of beginning.

PARCEL 2:

The SE1/4 NW1/4, NE1/4 SW1/4, and those portions of the NE1/4 NW1/4, SW1/4 NE1/4 and NW1/4 SE1/4 lying Southwesterly of the County Road. All in Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 11/17/00, at 3:29 p.m.
In Vol. M00 Page 41688
Linda Smith,
County Clerk Fee \$ 41.00