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AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

(after release from stay)

STATE OF OREGON, County of Klamath, ss:I, Patricia M. Johnson, being first duly sworn, depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached Amended Trustee's Notice of Sale by mailing a copy thereof by registered or certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME

ADDRESS

See attached Affidavit of Mailing Exhibit A

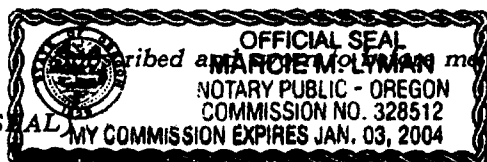
Said Amended Trustee's Notice of Sale was given in compliance with ORS 86.755(6), within 30 days after release from a stay of the foreclosure proceedings, and the above named persons include all of those persons listed in ORS 86.740 and ORS 86.750(1).

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

Jerry M. Molatore

....., attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on January 18, 2001, ~~xxxx~~, which was within 30 days after release from a stay of the foreclosure proceeding set forth therein.

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



Patricia M. Johnson
PATRICIA M. JOHNSON

Subscribed and sworn to before me this 18 day of January, 2001, ~~xxxx~~.

Marcie M. Lyman
Notary Public for Oregon.
My commission expires Jan. 3, 2004

NOTE: An original amended notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

(after release from stay)

Re: Trust Deed From

Steven Richard Carter and
Vicki Lou Carter, husband and
wife Grantor

to

Jerry M. Molatore
426 Main Street, Klamath Falls
OR 97601 Successor Trustee

AFTER RECORDING RETURN TO

Jerry M. Molatore
426 Main Street
Klamath Falls OR 97601

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of, 19....., at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

EXHIBIT "A"

Steven Richard Carter
4335 Cottage Avenue
Klamath Falls OR 97603

Douglas V. Osborne
Attorney at Law
439 Pine Street
Klamath Falls OR 97601

Vicki Lou Carter
1935 ½ Auburn Street
Klamath Falls OR 97601

Attn: Jerry MacArthur
Internal Revenue Service
Special Procedures Functions
Pacific-Northwest District
915 Second Avenue M/S W245
Seattle WA 98174

State of Oregon Employment Department
Tax Division
Attention: Warrants
PO Box 14800
Salem OR 97309-0020

OR Dept of Revenue
955 Center Street, NE
Salem OR 97310-2501

Andrew A. Patterson
2667 Front Street
Klamath Falls OR

Lie Tan
835 S. Riverside
Medford, OR 97501

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE
EXHIBIT "A"

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

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Reference is made to that certain trust deed made by STEVEN RICHARD CARTER and VICKI LOU CARTER, husband and wife, as grantor, to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as trustee, in favor of JAMES ROBERT BAKER and BARBARA ELLEN BAKER, as beneficiary, dated March 18, 1985, recorded March 19, 1985, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M85 at page 4042, ~~and by reason of the following described real property situated in said county and state, to-wit:~~ covering the following described real property situated in said county and state, to-wit:

The East one-half of Lot 2, Block 4, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING that portion in the widening of Fargo Street deeded in Deed Records M-65 on page 216, records 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:

See Exhibit A attached

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:

See Exhibit B attached

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on September 7, ~~xx2000~~ at the hour of 10 o'clock A.M., in accord with the standard of time established by ORS 187.110, at Front steps of Government Center, 305 Main Street 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 December 20, ~~xx2000~~

WHEREFORE, notice hereby is given that the undersigned trustee will on February 13, 2001, ~~xx~~ at the hour of 2 o'clock, P.M., in accord with the standard of time established by ORS 187.110 at Front steps of Government Center, 305 Main Street 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 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) 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 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 January 18, ~~xx~~2001

JERRY M. MOLATORE

Successor Trustee

State of Oregon, County of Klamath 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

AMENDED TRUSTEE'S NOTICE OF SALE
EXHIBIT A

Delinquent Monthly Payments of \$275.03 for 29 Months as of 2/13/01	\$7,976.16
Attorney's Fees and Costs through 12/29/00	\$4,330.11
Delinquent Real Property Taxes '96 - '97 Paid by Beneficiary	\$701.70
Unpaid Delinquent Real Property Taxes through December 15, 2000	\$3,072.94
TOTAL:	\$16,080.91

AMENDED TRUSTEE'S NOTICE OF SALE
EXHIBIT B

Attorney's Fees	\$3,297.71
Recording Fees	\$195.00
Trustee's Sale Guarantee	\$221.00
Notice of Sale Publication	\$594.00
Postage	\$22.40
Principal and Interest	\$21,042.68
Delinquent Real Property Taxes '96 - '97 Paid by Beneficiary	\$701.70
Unpaid Delinquent Real Property Taxes	\$3,072.94
TOTAL:	\$29,147.43