

**RECORDING COVER SHEET
FOR NOTICE OF SALE PROOF
OF COMPLIANCE, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

Vol M01 Page 15854

mTC S2391

AFTER RECORDING RETURN TO

*name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.*

Anderson + Mensen P.C.
Park Place West Ste 460
10700 S.W. Beaverton Hillside Hwy
Beaverton, OR 97005

*This Space For County Recording Use Only
as of 8-1-98*

**MARK NAME(S) OF ALL THE TRANSACTION(S) described in the attached instrument. Fill in the Original Grantor on
Trust Deed and the Beneficiary as indicated. Each Affidavit of Mailing Notice of Sale or Affidavit of Publication Notice of
Sale or Proof of Service will be considered a transaction.**



AFFIDAVIT OF MAILING NOTICE OF SALE *(must have trustee's notice of sale attached)*



AFFIDAVIT OF PUBLICATION NOTICE OF SALE



PROOF OF SERVICE

Original Grantor on Trust Deed

Beneficiary

106-055/Mosley

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON)
) ss:
County of Multnomah)

I, Dave Shuck, being first duly sworn, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 1st day of February, 2001, after personal inspection, I found the following described to be **bare land** and **unoccupied**:

Lots 45 and 46, Block 2, Bley-Was-Heights, in the County of Klamath, State of Oregon.

Commonly known as: Lots 45 & 46, Block 2
 Bley-Was-Heights
 Klamath County

I declare under the penalty of perjury that the above statements are true and correct.


Dave Shuck

196292

SUBSCRIBED AND SWORN to before me this 9th day of February, 2001, Dave Shuck.


Margaret A. Nielsen
Notary Public for Oregon

AFTER RECORDING RETURN TO:

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

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Washington)

I, Miles D. Monson, 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 Trustee's Notice of Sale.

I mailed a true copy of the attached Trustee's Notice of Sale 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**

Frank Mosely

P.O. Box 13682
Portland, Oregon 97213

Lars H. Olsen

Attorney for Frank Mosley
PO Box 12829
Salem, Oregon 97309

Each copy was contained in a sealed envelope, with postage prepaid, and was deposited in the United States post office at Beaverton, Oregon, on January 23, 2001. Each of the notices was mailed after the Notice of Default and Election to Sell was recorded.

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.

Miles D. Monson
Miles D. Monson

SUBSCRIBED AND SWORN TO before me this 23rd day of January, 2001.

Patricia B. Baille
NOTARY PUBLIC FOR OREGON



clients\106\055\mosley.affidavit.mlg

Unofficial
Copy

TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor:	Frank Mosley, an estate in fee simple as to Lots 45 & 46
Trustee:	Aspen Title and Escrow Company
Beneficiary:	American General Finance, Inc.
Date:	September 25, 1998
Recording Date:	September 28, 1998
Recording Reference:	Book M98, Page 35311, Reel No. 66896
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"):

Lots 45 and 46, Block 2, Bley-Was-Heights, in the County of Klamath, State of Oregon.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Monthly installments of \$298.54 beginning February 1, 2000 and continuing through the installment due January 1, 2001; late charges; plus real property taxes for the years of 1996-97, 1997-98, 1998-99, 1999-2000 and 2000-01, plus interest and penalties.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$22,616.44 together with interest of \$2,010.04 through September 28, 2000, plus interest on the principal sum of \$22,616.44 at the rate of 13.50 percent per annum from September 29, 2000 until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

The Trustee will on **June 7, 2001 at the hour of One O'clock, 1:00 P.M., at the Klamath County Courthouse, 316 Main Street, Front Steps, in the City of Klamath Falls, County of Klamath and State of Oregon, 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 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 OF RIGHT TO CURE

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 doing all of the following:

1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had no default occurred);
2. 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
3. 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 masculine gender includes the feminine and the neuter, 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: January 23, 2001.



Miles D. Monson
Successor Trustee
10700 SW Beaverton-Hillsdale Hwy. #460
Beaverton, Oregon 97005
(503) 646-9230

STATE OF OREGON

County of Washington

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)
)
)

I, Miles D. Monson, certify that I am the Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

Successor Trustee

AFTER RECORDING RETURN TO:

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

**AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE
OF SALE (After Release of Stay)**

STATE OF OREGON)
) ss.
County of Washington)

I, Miles D. Monson, 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 of Stay).

I mailed a true copy of the attached Amended Trustee's Notice of Sale (After Release of 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 addressed, to-wit:

NAME

Frank Mosley

ADDRESS

P.O. Box 13682
Portland, Oregon 97213

Lars H. Olsen

Attorney for Frank Mosley
PO Box 12829
Salem, Oregon 97309

Kenneth S. Eiler, Trustee

PO Box 53
Seaside, Oregon 97138

Each copy was contained in a sealed envelope, with postage prepaid, and was deposited in the United States post office at Beaverton, Oregon, on April 11, 2001. Each of the notices was mailed after the Notice of Default and Election to Sell was recorded and relief 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.

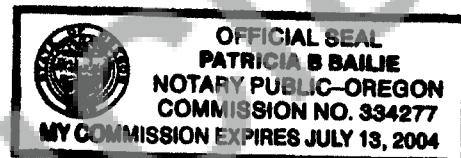


Miles D. Monson

SUBSCRIBED AND SWORN TO before me this 11th day of April, 2001.



NOTARY PUBLIC FOR OREGON



Unofficial Copy

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:	Frank Mosley, an estate in fee simple as to Lots 45 & 46
Trustee:	Aspen Title and Escrow Company
Beneficiary:	American General Finance, Inc.
Date:	September 25, 1998
Recording Date:	September 28, 1998
Recording Reference:	Book M98, Page 35311, Reel No. 66896
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"):

Lots 45 and 46, Block 2, Bley-Was-Heights, in the County of Klamath, State of Oregon.

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 foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Monthly installments of \$298.54 beginning February 1, 2000 and continuing through the installment due January 1, 2001 and thereafter; late charges; plus real property taxes for the years of 1996-97, 1997-98, 1998-99, 1999-2000 and 2000-01, plus interest and penalties.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$22,616.44 together with interest of \$2,010.04 through September 28, 2000, plus interest on the principal sum of \$22,616.44 at the rate of 13.50 percent per annum from September 29, 2000 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 7, 2001 at the hour of 1:00 p.m. at the Klamath County Courthouse, 316 Main Street, Front Steps, in the City of Klamath Falls, County of Klamath and State of Oregon. 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. Relief from the bankruptcy automatic stay was granted pursuant to an order entered March 23, 2001 and under the bankruptcy rules the order was stayed until the expiration of ten days after the entry of the order. Thus, the stay effectively terminated on April 3, 2001.

WHEREFORE, notice is hereby given that the undersigned Trustee will on June 7, 2001 at the hour of One O'clock, 1:00 P.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 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: April 11, 2001.

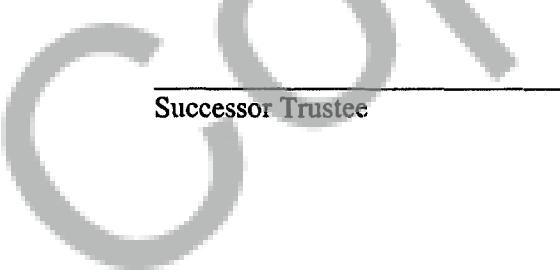

 Miles D. Monson
 Successor Trustee
 10700 SW Beaverton-Hillsdale Hwy. #460
 Beaverton, Oregon 97005
 (503) 646-9230

STATE OF OREGON

)
) ss.
)

County of Washington

I, Miles D. Monson, 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

Clients\106\055\mosley.amended.sale

State of Oregon, County of Klamath
 Recorded 04/13/01, at 3:17 p.m.
 In Vol. M01 Page 15854
 Linda Smith,
 County Clerk Fee\$ 66 60