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AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE

(after release from stay)

Vol M02 Page 34322STATE OF OREGON, County of Klamath, ss:I, Neal G. Buchanan, 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

Susan M. Dargo

390 Town Square, Apt. 86
Copperas Cove, Texas 76522Reginald R. Davis
Klamath County Counsel305 Main Street
Klamath Falls, Oregon 97601

Parties in Possession/Occupant(s)

32258 Curry Street
Sprague River, Oregon 97639

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 Neal G. Buchanan, 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 May 9, 2002, ~~19x~~, 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.

Neal G. Buchanan
Neal G. BuchananSubscribed and sworn to before me this 9th day of May, 2002, ~~xxx~~.

(SEAL)

MARSHA COBINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 3577
MY COMMISSION EXPIRES NOV. 7, 2003Marsha Cobine
Notary Public for Oregon
My commission expires 11-7-03

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)

STATE OF OREGON, ss

Re: Trust Deed From
Susan M. Dargo

Grantor

to

Aspen Title & Escrow, Inc.
(Neal G. Buchanan, as
Successor) Trustee

AFTER RECORDING RETURN TO

Neal G. Buchanan
435 Oak Ave.
Klamath Falls, OR 97601(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)State of Oregon, County of Klamath
Recorded 06/12/2002 11:18 a m.
Vol M02, Pg 34322-24
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

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

34323

Reference is made to that certain trust deed made by SUSAN M. DARGO, as grantor, to ASPEN TITLE & ESCROW, INC., as trustee (Neal G. Buchanan was appointed Successor Trustee by Appointment of Successor Trustee, recorded in Book M97, page 11832 the 18th day of April, 1997), in favor of ARTHUR RICHARD MARTIN and LINDA ANN MARTIN, husband and wife with full rights of survivorship, as beneficiary*, (*the beneficial interest was assigned by a certain Assignment dated April 12, 2001, recorded April 26, 2001, in Book M01 at page 18745 to William C. Knudtsen) dated July 10, 1996, (signed July 15, 1996) recorded July 17, 1996, in the mortgage records of Klamath County, Oregon in volume no. M96 at page 21242, or as instrument no. 21498, covering the following described real property situated in said county and state, to-wit:

"Lots 1 and 2, Block 71, FIFTH ADDITION TO NIMROD RIVER PARK, 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 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: \$284.28 due May 15, 2001, and a like payment the 15th day of each month thereafter; and failure to maintain insurance on the premises and provide proof of such insurance to the beneficiary; and failure to pay the real property taxes and mobile home taxes with reference to the subject premises for the tax year 1997-98 and thereafter; and failure to maintain the property in good condition and repair.

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: Principal balance in the sum of \$26,895.55 together with interest on said sum at the rate of 9% per annum from September 13, 2000; and real property taxes and mobile home taxes paid by the beneficiary to Klamath County in order to forestall tax foreclosure in the sum of \$327.47; and all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney fees as provided for by the Trust Deed.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on November 21, 2001, at the hour of 1:00 o'clock P.M., in accord with the standard of time established by ORS 187.110, at the law offices of Neal G. Buchanan, 435 Oak Avenue 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 by court order on April 29, 2002.

**WE ARE ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

WHEREFORE, notice hereby is given that the undersigned trustee will on June 12, 2002, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the law offices of Neal G. Buchanan, 435 Oak Avenue, in the City of Klamath Falls, County of Klamath, 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) 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: May 9, 2002


NEAL G. BUCHANAN
Successor Trustee

State of Oregon, County of Klamath) ss.

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

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.

