

AFTER RECORDING RETURN TO:  
Shapiro & Sutherland, LLC  
Kelly D. Sutherland, Successor Trustee  
12500 SE 2nd Circle, Suite 120  
Vancouver, WA 98684  
03-16763

State of Oregon, County of Klamath  
Recorded 04/27/2004 10:34 a m  
Vol M04 Pg 25215-16  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 2

**AMENDED TRUSTEE'S NOTICE OF SALE**  
(After Release From Stay)

Reference is made to that certain trust deed made by David E. Leppert, as grantor, to Stephen J. Smith, Esq., as trustee, in favor of Washington Mutual Home Loans, Inc., as beneficiary, dated May 18, 2001, recorded May 29, 2001, in the mortgage records of Klamath County, Oregon, in Volume M01, Page 24622, and re-recorded October 15, 2002, in Volume M02, Page 58661, beneficial interest now held by Washington Mutual Bank, F.A., successor by operation of law to Washington Mutual Home Loans, Inc., covering the described real property in said county and state, to-wit:

The West 73.8 feet of Lot 1 in Block 31 of Hillside Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Commonly Known as: 1504 Fulton Street, Klamath Falls, OR 97601

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 in the sum of \$496.46 from April 1, 2003, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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:

\$52,841.55, together with interest thereon at the rate of 6.75% per annum from March 1, 2003, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on January 14, 2004, at 11:00 AM, in accord with the standard of time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 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

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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 April 9, 2004.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 23, 2004, at 11:00 AM, in accord with the standard of time established by ORS 187.110, at the main entrance of the Klamath County Courthouse, located at 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, (which is the new date, time and place set for sale) sell at public auction to the highest bidder foreclose the interest in the said described real property which the grantor has or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his 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 reinstate by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then to 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 amount provided by said ORS 86.753.

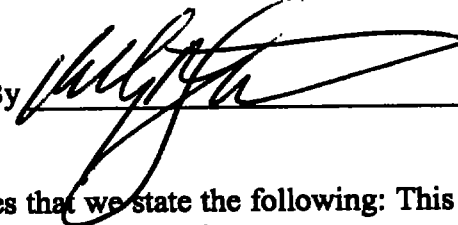
In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

KELLY D. SUTHERLAND, Successor Trustee

Dated

4/23/04

By



The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose.

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.

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Attorney for said Trustee