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Vol M04 Page 44089

State of Oregon, County of Klamath
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Linda Smith, County Clerk
Fee \$ 30.00 # of Pgs 4

AFFIDAVIT OF MAILING

STATE OF OREGON)
)
COUNTY OF JACKSON)

I, JOAN CHRISTOPHER, of DAVIS, GILSTRAP, HEARN, SALADOFF & SMITH, P.C. of Ashland, Oregon, hereby certify that I mailed a copy of the Amended Trustee's Notice of Sale which is attached hereto unto the following persons or entities pursuant to the provisions of ORS 86.740(1). The Notice was sent by Certified Mail on June 28, 2004, in letters addressed to:

Kenneth L. Douglas
1874 Academy
Klamath Falls OR 97601

State of Oregon
Circuit Court for Klamath County
316 Main Street
Klamath Falls, OR 97601

Gayle Payne Nicholson
Trustee of the
Susan G. Sweet Revocable Trust
403 Main Street
Klamath Falls OR 97601

Tim Wogamon
601 S Ely Blvd
Petaluma CA 94954

Ford Motor Credit Co.
c/o Chelsea S. Lewandowski
Attorney at Law
1100 SW 6th Avenue #1507
Portland OR 97204

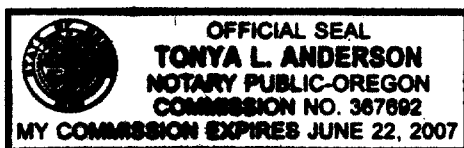
Oregon Department of
Human Resources
39 N Central Avenue
Medford OR 97501-5923

Leanne R Mitchel Purkhiser
1865 Academy
Klamath Falls OR 97601

State of Oregon
Circuit Court for Klamath County
316 Main Street
Klamath Falls OR 97601

Joan Christopher
JOAN CHRISTOPHER

SUBSCRIBED AND SWORN to before me this 28th day of June, 2004.



Tonia L. Anderson
Notary Public for Oregon
My Commission Expires: 6/22/07

AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Leanne R. Mitchel, as grantor, to AmeriTitle, as trustee, to secure certain obligations in favor of Vernon G. Ludwig and Ofelia Ludwig, as beneficiary, dated October 23, 2000, and recorded in Volume M00, Page 39771 of the Official Records of Klamath County, Oregon, on October 31, 2000, covering the following described real property, to wit:

See Exhibit "A" attached.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said trust deed by advertisement and sale. The default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Monthly installments of \$500.00 per month, beginning with the installment due December 27, 2003, and monthly installments in the same amount due the 27th day of each month thereafter.

By reason of said default, and grantor's failure to pay the real property taxes owing for fiscal years 2001-2002 and 2002-2003, 2003-2004, the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following to wit:

\$50,000.00 together with interest thereon at the rate of 12% per annum from November 7, 2003, until paid, plus a late fee of \$25 for any payment not received within 15 days of its due date, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

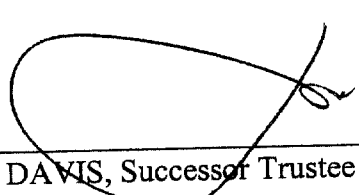
A notice of default and election to sell and to foreclose was duly recorded in Volume M03, Page 75630 of the Official Records of Klamath County, State of Oregon. Said Notice of Default and Election to Sell was recorded October 10, 2003. On February 20, 2004, Grantor filed a Chapter 7 bankruptcy proceeding in the District of Oregon, U.S. Bankruptcy Court, Case No. 04-61145-aer 7 and an Order of the Court was entered June 14, 2004, discharging the debtor and releasing the stay of proceedings created thereby. This Amended Trustee's Notice of Sale replaces the Notice of Sale executed by the undersigned October 13, 2003, said proceedings having been stayed by the filing of the bankruptcy.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on the 20th day of July, 2004, at the hour of 9:30 o'clock a.m., Pacific Daylight Time as established by Section 187.110, Oregon Revised Statutes, at the offices of AmeriTitle, 300 Klamath Avenue in

Klamath Falls, OR 97601, 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 of the said trust deed, together with any interest which the grantor or 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 certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of said sale, provided that all other defaults referred to above are cured by then.

DATED this 28 day of June, 2004.

DAVIS, GILSTRAP, HEARN,
SALADOFF & SMITH
A Professional Corporation



JACK DAVIS, Successor Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 6 and 7 in Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of Lot 5 in Block 76 described as follows:

Beginning at the most Easterly corner of Lot 7, Block 76; thence South 52 degrees 36' 30" East a distance of 4.70 feet; thence Southwesterly to a point on the Southwesterly line of Lot 5, Block 76, which point is South 52 degrees 36' 30" East 1.65 feet from the most Southerly corner of Lot 6, Block 76; thence North 52 degrees 36' 30" West along said Southwesterly line of Lot 5, Block 76, to the most Southerly corner of Lot 6; thence North 37 degrees 23' 30" East along the Southeasterly line of Lots 6 and 7, Block 76, to the point of beginning.