

AMENDED TRUSTEE'S NOTICE OF SALE

The original nonjudicial foreclosure sale proceeding scheduled for February 19, 2015, was stayed by the Grantor's filing of a bankruptcy. The Beneficiary's motion for relief from the bankruptcy stay was granted on September 13, 2016, and Grantor's motion to dismiss the bankruptcy case was granted the same day. The obligations secured by the trust deed described in this notice are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.795. No action is currently pending to recover any part of the debt secured by the trust deed. The following information is given, pursuant to ORS 86.735 and ORS 86.745:

1. PARTIES: The parties to the trust deed described in this notice are: Grantor: CLINTON B. FLEMING; Trustee: TICOR TITLE; Beneficiary: PAUL C. CRAIG and BARBARA J. CRAIG, husband and wife, or the survivor thereof.

2. PROPERTY: The address of the property covered by the trust deed is 4100 Barbara Jean Way, Medford, Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 1 of GRAEAGLE ESTATES, A PLANNED COMMUNITY, to the City of Medford, according to the official plat thereof, recorded in Volume 30, Page 3 of the Plat Records; thence South 86°20'28" East 70.00 feet to the Northeast corner thereof; thence South 03°39'32" West 30.00 feet to the Southeast corner thereof; thence continue South 03°39'32" West 12.00 feet; thence North 86°20'38" West 74.00 feet; thence North 03°39'32" East 42.00 feet; thence South 86°20'28" East 4.00 feet to the true point of beginning.

3. DESCRIPTION OF THE TRUST DEED SUBJECT OF THIS NOTICE: Dated January 23, 2013; recorded January 23, 2013; Official Records of Josephine County, Oregon; Document Number 2013-002496.

4. DEFAULTS: The grantor is in default in grantor's obligations which are secured by the trust deed. The default pertains to those provisions in the trust deed which authorize sale in the event of default. The current defaults for which the election to foreclose is made is grantor's failure to pay or perform the following obligations: Failure to pay the full monthly installment of \$1,375.00 due on December 22, 2015; Failure to pay the entire unpaid principal balance and accrued interest due and payable in full on January 22, 2016; Failure to pay accrued late fees of \$1,237.50 due with any installment not paid within 15 days of the due date; Failure to provide and continuously maintain insurance on the buildings erected on the property; Failure to reimburse Beneficiary's attorney fees and costs incurred in enforcement of the obligations of the note and trust deed.

5. BALANCE OWING: The sums owing on the obligations secured by the trust deed are: The entire unpaid principal balance of One Hundred Sixty-seven Thousand, Four Hundred Dollars (\$167,400.00); plus accrued owed interest of \$9,763.75 as of July 8, 2016; plus additional accruing interest at the rate of ten percent (10%) per annum from July 8, 2016, until paid; plus accrued late charges of \$1,237.50; plus reimbursement of Beneficiary's attorney fees and costs incurred in enforcement of the obligations of the note and trust deed.

6. ELECTION TO SELL: The beneficiary and the trustee, by reason of the defaults set out above have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

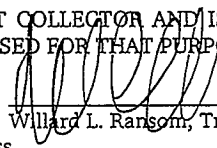
7. SALE: The property will be sold in the manner prescribed by law November 3, 2016, at 11:00 A.M. in accord with the standard of time established by ORS 187.110, on the front steps of the Jackson County Courthouse, 10 South Oakdale, Medford, Jackson County, Oregon.

8. RIGHT TO CURE DEFAULT UNDER ORS 86.753: 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 the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

9. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

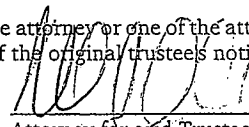
THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED: September 22, 2016


Willard L. Ransom, Trustee

STATE OF OREGON, County of Josephine) 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.


Attorney for said Trustee

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