

AFTER RECORDING RETURN TO:  
Andrew C. Brandsness  
Brandsness & Brandsness, P.C.  
411 Pine Street  
Klamath Falls, Oregon 97601

CLERK'S STAMP:

**TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL**

This notice of sale is given pursuant to ORS 86.735.

- (1) **PARTIES: GRANTOR:** Robert Bledsoe and Jennie Bledsoe, husband and wife, and Wayne C. Bledsoe, not as Tenants in Common but with Rights of Survivorship **ORIGINAL TRUSTEE:** Mountain Title Company of Klamath County **ORIGINAL BENEFICIARY:** Merle A. Hanscam and Hazel I. Hanscam, husband and wife.

(2) **DESCRIPTION OF PROPERTY COVERED BY THE TRUST DEED:**

The S $\frac{1}{2}$  of the NE $\frac{1}{4}$  and the E $\frac{1}{2}$  of the SE $\frac{1}{4}$ , EXCEPTING THEREFROM the Southerly 53.33 acres thereof, in Section 32, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the E $\frac{1}{2}$  SE $\frac{1}{4}$  of Section 32, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 32; thence North 00 degrees 06' 15" East along the East line of said Section 32, 1748.81 feet; thence North 89 degrees 11' 48" West parallel to the South line of said Section 32, 1327.06 feet to the West line of said E $\frac{1}{2}$  SE $\frac{1}{4}$ ; thence South 00 degrees 11' 53" West 1748.78 feet to the South line of said Section 32; thence South 00 degrees 11' 48" East 1329.93 feet to the point of beginning, being the Southerly 53.33 acres of the E $\frac{1}{2}$  SE $\frac{1}{4}$  of said Section 32, with bearings based on solar observation.

- (3) **RECORDING:** The Trust Deed was recorded on May 4, 1990, in the Mortgage Records of Klamath County, Oregon in Volume M-90, Page 8458.
- (4) **DEFAULT FOR WHICH FORECLOSURE IS MADE:** 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 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 payments in the sum of \$313.63 as of November 4, 1992 and each successive month thereafter and failure to pay real property taxes when due.
- (5) **SUM OWING ON OBLIGATION SECURED BY TRUST DEED:** By reason of said default 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: \$31,534.32 plus interest thereon at the rate of 10% per annum from October 13, 1992 until paid., plus all sums due for taxes, insurance, trustees fees, attorneys fees, and all other sums recoverable by the beneficiary under the note and Trust Deed.
- (6) **ELECTION TO SELL:** Take notice that Beneficiary and Trustee have elected to sell the property to satisfy the obligations secured by the Trust Deed and to satisfy the expenses of the sale, including the compensations of the Trustee as provided by law and reasonable attorney's fees, pursuant to ORS 86.705 to 86.795.

1. NOTICE OF SALE

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- (7) **SALE:** The sale shall be held on September 17, 1993, at the hour of 10:00 a.m. a.m., as established by Section 187.110, Oregon Revised Statutes, at Brandsness & Brandsness, P.C. 411 Pine Street Klamath Falls, Oregon 97601.
- (8) **RIGHT TO DISMISSAL AND REINSTATEMENT:** Take notice that any person named in ORS 86.753 has the right, at any time prior to five (5) 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, or the Beneficiary's successor in interest, 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 of the Trust Deed that is capable of being cured, by tendering the performance required under the obligation 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 obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

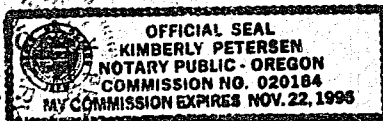
In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the successors in interest, the word "Trustee" includes any Successor Trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the Trust Deed.

Dated: April 23, 1993.

By: ACB

Andrew C. Brandsness  
Successor Trustee  
411 Pine Street  
Klamath Falls, Oregon 97601  
(503) 882-6616

SUBSCRIBED AND SWORN TO before me this 27<sup>th</sup> day of April, 1993.



Kimberly Petersen  
Notary Public for Oregon  
My Commission Expires: 11/22/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 27th day of April A.D., 19 93 at 3:08 o'clock P.M., and duly recorded in Vol. M93 of Mortgages on Page 9053.

FEE \$15.00

Evelyn Biehn ~ County Clerk

By Pauline Miller