

Return to:  
Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, Oregon 97601

Clerk's Stamp:

*K-476046*  
**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**

Reference is made to the following Trust Deed: Edward W. Perrenoud, Jr., Grantor; Klamath County Title Company, Trustee; and George E. Brosterhous and Audrey L. Brosterhous (or their successor or successors) as Trustees of the George E. Brosterhous Trust UTAD June 3, 1993 as to an undivided one-half interest; Audrey L. Brosterhous Trust UTAD June 3, 1993 as to an undivided one-half interest, Beneficiary, recorded in Official/Microfilm Records, Vol. M93, Page 26675, and rerecorded November 5, 1993 in Volume M93 page 29309 Mortgage records Klamath County, Oregon, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Tract 16 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the South 53 feet of said Tract No. 16 of Townsend Tracts.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: failure to pay monthly payments of \$370 on the 8th day of May, 1994 and each month thereafter, pay fire insurance (\$104) and property taxes (\$518.63).

The sum owing on the obligation secured by the trust deed is: \$29,050.39 plus interest at 9% from June 7, 1994, and \$622.63 plus interest from February 9, 1995, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

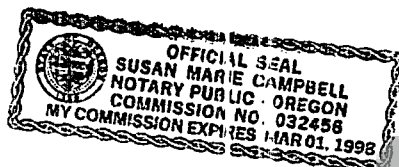
The property will be sold as provided by law on July 12, 1995, at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, P.C., 411 Pine St., Klamath Falls, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: February 23, 1995.

Andrew C. Brandsness Trustee  
411 Pine Street  
Klamath Falls, OR 97601

SUBSCRIBED AND SWORN to before me this 23 day of February, 1995.



Susan Marie Campbell  
Notary Public for Oregon  
My Commission expires: 3/1/98

STATE OF OREGON, County of Klamath ) ss.  
Filed for record on Feb. 28th, 1995 at  
10:28 o'clock A.m. and recorded in Vol. M95 at page 4391  
of mortgages.

Bernetha G. Letsch,  
Klamath County Clerk by Orlene Mullendore, Deputy

Fee \$15.00