

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp:
---	-----------------------

K-48497
**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to the following Trust Deed: William Wilson, Grantor; Klamath County Title Company, Trustee; and Gayle P. Nicholson, Beneficiary, recorded in Official/Microfilm Records, Vol. M94, Page 6802, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 3 in Block 50 Hot Springs 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.

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: Grantor failed to pay \$500 due February 25, 1995, and monthly payments of \$697.08 on the 25th day of July, 1995, and the 25th of each month thereafter; and failed to pay taxes for the year 1994 in the sum of \$1,575.33 plus interest.

The sum owing on the obligation secured by the trust deed is: The sum of \$85,604.34 plus interest of \$0.44 plus further interest at 9% per annum from July 2, 1995, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

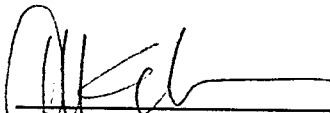
Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on February 29, 1996, at 10 a.m. o'clock based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, P.C. 411 Pine Street, Klamath Falls, Oregon.

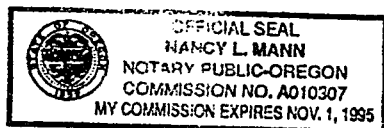
Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default

complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: October 5, 1995


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

SUBSCRIBED AND SWORN to before me this 5 day of October, 1995.




 Notary Public for Oregon
 My Commission expires: 11-1-95

STATE OF OREGON, County of Klamath) ss.

Filed for record on 6th October, 19 95 at
2:14 o'clock P.m. and recorded in Vol. M95 at page 27061
 of mortgages.

Bernetha G. Letsch Co Clerk

Klamath County Clerk by Annette Mueller, Deputy

Fees: \$15.00