

K-48671

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

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

Reference is made to the following Trust Deed: Richard Alexander II and Debra A. Alexander, husband and wife, Grantor; Mountain Title Company of Klamath County, Trustee; and L. A. Gienger and Pauline H. Gienger dba Gienger Investments, Beneficiary, recorded in Official/Microfilm Records, Vol. M90, Page 11640, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 12, Block 8, TRACT 1019, WINEMA PENINSULA, UNIT NO. 2, 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: Failed to pay monthly payments of \$60.79 since May 19, 1994, and failed to pay taxes for the years 1991, 1992, 1993, 1994 and 1995 in the sum of \$1,140.16.

The sum owing on the obligation secured by the trust deed is:

Principal balance of \$3,296.66 plus delinquent interest of \$495.97 plus further interest at the rate of 10% per annum from October 15, 1995, until paid, and taxes in the sum of \$1,140.16 plus interest at the contract amount of 10% per annum, 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 April 12, 1996, at 10 a.m. 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

32442

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 this 27 day of November, 1995

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

STATE OF OREGON)

County of Klamath)

ss.

November 27, 1995

Personally appeared Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Nancy L. Mann
Notary Public for Oregon
My Commission expires: 11-1-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness, Brandsness & Rudd the 28th day
of November A.D., 19 95 at 3:30 o'clock P M., and duly recorded in Vol. M95
of Mortgages on Page 32441

FEE \$15.00

Bernetha G. Letsch, County Clerk
By Annette Mueller