

MTC 37165

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

Clerk's Stamp:

96 FEB 28 P2:59

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

Reference is made to the following Trust Deed: Craig S. Woolley and Audrey L. Woolley, Grantor; Mountain Title Company of Klamath County, Trustee; and Carl E. Barber, Jr., and Judie A. Barber, Beneficiary, recorded in Official/Microfilm Records, Volume M90, Page 2743, Klamath County, Oregon, and Assignment of Trust Deed whereby Carl E. Barber, Jr. and Judie A. Barber, assigned their beneficial interest in the above Trust Deed to Shasta Cascade Factor, Inc., recorded in Official/Microfilm Records, Volume M96, page 98, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

See Exhibit "A" attached hereto.

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: (1) Failure to make monthly payments of \$100 beginning December 9, 1994 and each month thereafter and (2) failure to pay Klamath County property taxes for: (a) the 1993-94 tax year in the amount of \$788.11, plus interest; (b) the 1994-95 tax year in the amount of \$668.29, plus interest; and (c) the 1995-96 tax year in the amount of \$567.95, plus interest.

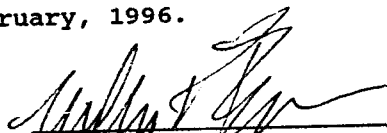
The sum owing on the obligation secured by the trust deed is: (1) The principal balance due on the note of \$7,486.13, plus interest at the rate of 9% per annum from November 11, 1994, and (2) Klamath County property taxes for: (a) the 1993-94 tax year in the amount of \$788.11, plus interest; (b) the 1994-95 tax year in the amount of \$668.29, plus interest; and (c) the 1995-96 tax year in the amount of \$567.95, plus interest, 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 11, 1996, 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 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.

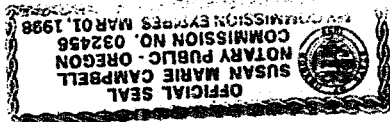
DATED this 27 day of February, 1996.

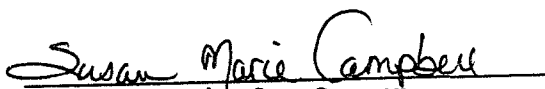


William P. Brandsness, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss. February 27, 1996
County of Klamath)

Personally appeared, William P. Brandsness, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:




Notary Public for Oregon
My Commission expires: 3-1-98

LEGAL DESCRIPTION

A portion of the NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence West along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 265 feet to a point; thence South parallel with the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 433.5 feet to a point, said point being the true point of beginning of the tract to be hereinafter described; thence West parallel with the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ 100 feet to a point; thence South parallel with the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, 470 feet, more or less to a point on the Northerly line of Sprague River, thence Northeasterly along the Northerly line of Sprague River, 124.0 feet, more or less, to a point which is 265 feet West of the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, when measured at right angles to said NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North and 265 feet West of the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, 390.0 feet more or less to the true point of beginning.

ALSO, a parcel of land situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence West along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 265 feet to a point; thence South parallel with the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 433.50 feet to the true point of beginning of this description; thence West parallel with the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, 100 feet to a point; thence North parallel with the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point on the South boundary of the Chiloquin-Sprague River Road; thence Easterly along the South boundary of said road to a point of intersection of said South boundary of said road with a line parallel to and 265 feet West of East line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35; thence South parallel with the East line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day
of February A.D., 19 96 at 2:59 o'clock PM., and duly recorded in Vol. M96,
of Mortgages on Page 5486.

FEE \$20.00

By Bernetha G. Letsch, County Clerk