

K-48671

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

Clerk's Stamp:

**AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE**

STATE OF OREGON)
) ss:
County of Klamath)

I, William P. Brandsness, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail and regular first class mail to each of the following named persons at their respective last known addresses, to-wit:

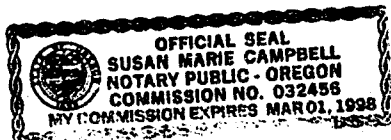
Richard Alexander II
Debra A. Alexander
P. O. Box 4034
Palmer, AK 99645-4034

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 36.785.

Each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on December 5, 1995. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

William P. Brandsness

SUBSCRIBED AND SWORN to before me this 18th day of March, 1996.



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

96 APR -4 P3:14

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.

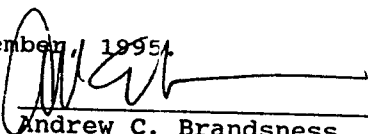
The sum owing on the obligation secured by the trust deed is: Principal balance of \$3,296.66 plus delinquent interest of \$495.97 plus further interest at the rate of 10% per annum from October 15, 1995, until paid, and taxes in the sum of \$1,140.16 plus interest at the contract amount of 10% per annum, 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 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 November, 1995.


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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 4th day
of April A.D. 19 96 at 3:14 o'clock PM., and duly recorded in Vol. M96
of Mortgages on Page 9552.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By 