

MTC 38073

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp:
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TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to the following Trust Deed: Lyle Bilsbury and Candice Bilsbury, Grantor; Mountain Title Company of Klamath County, Trustee; and Frederick L. Burruss, Beneficiary, recorded in Official/Microfilm Records, Vol. M91, Page 9786, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 5 in Block 1 of JUNIPER ACRES, 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: Failure to make the payment of \$157.07 due August 1, 1995, and a like payment on the 1st of each month thereafter, plus failure to pay real property taxes in the sum of \$108.65 plus interest.

The sum owing on the obligation secured by the trust deed is: The sum of \$8,670.49 plus interest at 9% per annum from August 7, 1995, until paid, plus real property taxes in the sum of \$108.65 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 September 18, 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 7 day of May, 1996.

[Handwritten Signature]

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

STATE OF OREGON)
County of Klamath) ss.

May 7, 1996

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 AmeriTitle the 9th day of May A.D., 19 96 at 3:51 o'clock PM., and duly recorded in Vol. M96 of Mortgages on Page 13372.

FEE \$15.00

By *Bernetha G. Letsch*
Bernetha G. Letsch, County Clerk