

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

Clerk's Stamp:

R-49672
**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to the following Trust Deed: Jimmie D. Robbins and Betty E. Robbins, Grantor; Mountain Title Company of Klamath County, Trustee; and Pauline H. Gienger, Beneficiary, recorded in Official/Microfilm Records, Vol. M92, Page 20589, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

The S 1/2 NE 1/4 Section 27, Township 35 South, Range 11
East of the Willamette Meridian, 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 pay \$135.00 on December 8, 1992, and monthly payments of \$135 on the 8th day of each month thereafter; and failed to pay taxes for the years 1992, 1993, 1994 and 1995 in the sum of \$954.69 plus interest from July 9, 1996.

The sum owing on the obligation secured by the trust deed is: The sum of \$9,878.08 plus interest of \$3,612.95, plus further interest at 10% per annum from July 11, 1996, plus real property taxes in the sum of \$954.69 plus interest from July 9, 1996, 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 January 16, 1997, at 10 o'clock 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 3 day of September, 1996.

STATE OF OREGON)

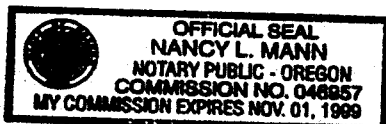
County of Klamath)

ss.

Andrew C. Brandsness
Andrew C. Brandsness, Trustee

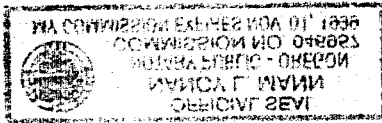
September 3, 1996.

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: 11-1-96

27738



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 11/11/01 BY 60322 UCBAW

THE FOLLOWING INSTRUMENT, TO BE HAD RECORDING
HEREIN, BEING A COPY OF THE ORIGINAL INSTRUMENT, AND THE
ORIGINAL INSTRUMENT BEING ON FILE IN THE OFFICE OF THE
CLERK OF THE COUNTY OF Klamath.

COUNTY OF Klamath
STATE OF OREGON

ss.

September 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day
of September A.D., 1996 at 10:54 o'clock AM., and duly recorded in Vol. M96,
of Mortgages on Page 27737
Bernetha G Letsch, County Clerk
By [Signature]

FEE \$15.00

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NOTICE TO THE PUBLIC
REGARDING THE NOTICE OF DEED

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