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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:

Lyle Bilsbury
3925 Coran Lane No. 22
Las Vegas, NV 89108

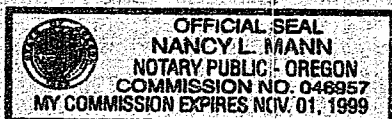
Candice Bilsbury
3925 Coran Lane No. 22
Las Vegas, NV 89108

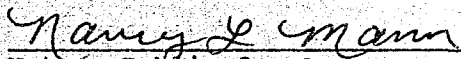
Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

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 May 13, 1996. 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 21 day of May, 1996.




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

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

Reference is made to the following Trust Deed: Lyle Bilisbury and Candice Bilisbury, 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.

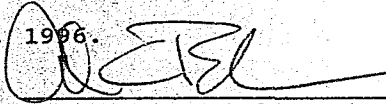
The sum owing on the obligation secured by the trust deed is: The sum of \$8,670.49 plus interest at 9% per annum from August 7, 1995, until paid, plus real property taxes in the sum of \$108.65 plus interest, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary 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 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.


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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day
of Sept A.D. 1996 at 11:25 o'clock A.M., and duly recorded in Vol. M96
of Mortgages on Page 28409.

FEE \$15.00

Bernetha G. Letsch County Clerk
By 