

MTC 32457

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

Clerk's Stamp:

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

Reference is made to the following Trust Deed: Edward E. Hicks-Beach and Betty May Hicks-Beach, husband and wife, Grantor; Mountain Title Company of Klamath County, Trustee; and Trustees of the Von Dollen Family Trust, Beneficiary, recorded in Official/Microfilm Records, Vol. M92, Page 19587, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 7, Block 2, Tract 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/40th interest in Lot 4, Block 2 of said Tract 1201, WILLIAMSON RIVER PINES

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 make monthly payment of \$310 due March 25, 1995, and monthly payments of \$310 on the 25th day of each month thereafter; failed to pay Klamath County Real Property taxes for 1994-95 in the amount of \$292.56 plus interest, for 1995-96 in the amount of \$214.46 plus interest and for 1996-97 in the amount of \$257.33 plus interest.

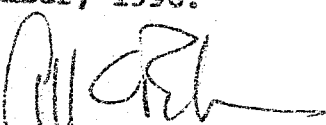
The sum owing on the obligation secured by the trust deed is: The sum of \$20,574.51 plus interest thereon at the rate of 8.5% per annum from February 25, 1995; plus real property taxes for 1994-95 in the amount of \$292.56, for 1995-96 in the amount of \$214.46 and for 1996-97 in the amount of \$257.33 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 April 11, 1997, at 10 a.m. based on standard of time established by ORS 187.110 at the Office 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, 1996.

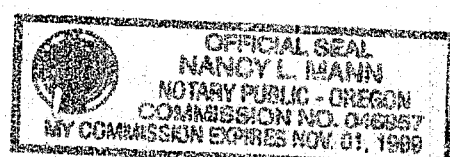



Andrew C. Brandsness, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
County of Klamath) ss.

November 27, 1996.

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




Notary Public for Oregon
My Commission expires: 11-1-99

Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of December A.D., 19 96 at 11:47 o'clock A.M., and duly recorded in Vol. M96
of Mortgages on Page 37574.

FEE \$15.00

Bernatha G. Letsch County Clerk

By Hedden Ross