

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:

Jimmie D. Robbins  
P. O. Box 8063  
Klamath Falls, OR 97601

Betty E. Robbins  
P. O. Box 8063  
Klamath Falls, OR 97601

Jimmie D. Robbins  
P. O. Box 922  
Orland, CA 95963

Betty E. Robbins  
P. O. Box 922  
Orland, CA 95963

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 September 5, 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*  
William P. Brandsness

STATE OF OREGON            )  
                                  ) ss.       December 18, 1996  
County of Klamath        )

Personally appeared William P. 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

96 DEC 27 P2:20

# **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.

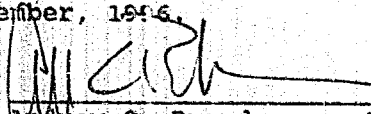
The sum owing on the obligation secured by the trust deed is: The sum of \$9,878.08 plus interest of \$3,612.95, plus further interest at 10% per annum from July 11, 1996, plus real property taxes in the sum of \$954.69 plus interest from July 9, 1996, plus trustee's fees, attorney's fees, foreclosure 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 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 3 day of September, 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 Klamath County Title the 27th day  
of December A.D., 19 96 at 2:20 o'clock P. M. and duly recorded in Vol. M96  
of Mortgages on Page 40128

Berntha G. Letsch, County Clerk

FEE \$15.00

by 