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'97 FEB -6 P3:20

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ATC: 04045624

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: Lynn G. Westwood and Greg Schaefer, Grantor; Aspen Title & Escrow, Inc., Trustee; and Grover N. Shrader, Beneficiary, recorded in Official/Microfilm Records, Volume M95, Page 21876, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

All of Section 33, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Code 8 Map 3715 TL 8500.

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 the annual payment of \$10,000 due October 15, 1996; failed to pay Klamath County Real Property taxes for 1995-96 in the amount of \$673.15 plus interest and for 1996-97 in the amount of \$691.17 plus interest.

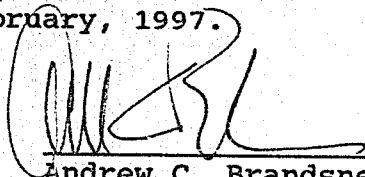
The sum owing on the obligation secured by the trust deed is: The sum of \$67,256.63 plus interest thereon at the rate of 9% per annum from January 8, 1996; plus real property taxes for 1995-96 in the amount of \$673.15 plus interest and for 1996-97 in the amount of \$691.17 plus interest, plus trustee's 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 June 20, 1997, 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.

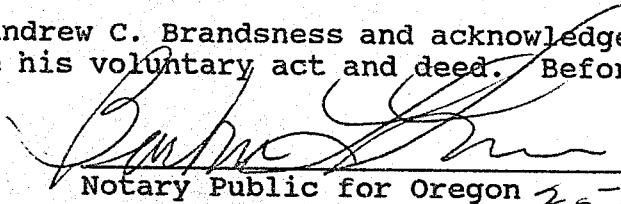
DATED this 4 day of February, 1997.


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

STATE OF OREGON)
) ss. February 4, 1997.
 County of Klamath)

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: 2-5-97

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness et al the 6th day
 of February A.D., 19 97 at 3:20 o'clock PM., and duly recorded in Vol. M97
 of Mortgages on Page 3722.

FEE \$15.00

by Kathleen Ross
 Bernetha G. Letsch, County Clerk