

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

CLERK'S STAMP:

HC # 04045624

**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:

Lynn G. Westwood
P. O. Box 924
Klamath Falls, OR 97601

Greg Schaefer
P. O. 924
Klamath Falls, OR 97601

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.

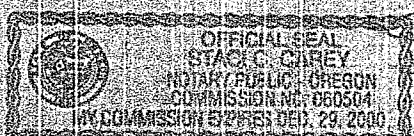
Each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on February 7, 1997. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

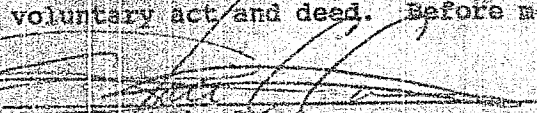

William P. Brandsness

STATE OF OREGON)
) ss.
County of Klamath)

February 12th, 1997.

Personally appeared William P. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:




Notary Public for Oregon
My Commission expires: 12-29-2000

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 & Map 3715 TL 8300.

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 Brandness, Brandness & 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: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of June A.D. 19 97 at 10:37 o'clock A.M., and duly recorded in Vol. 1097
of Mortgages on Page 17019

FEE \$20.00

Bernetha G. Leisch, County Clerk

Bernetha G. Leisch

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #9310

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:

APRIL 8/15/22/29, 1997

Total Cost: \$328.64

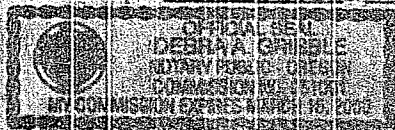
Julie A. Hughes

Subscribed and sworn before me this 29TH
day of APRIL 19 97

Debra A. Nubbe

Notary Public of Oregon

My commission expires 3-15-2000



STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title & Escrow the 4th day
of June A.D. 19 97 at 10:32 o'clock A.M. and duly recorded in Vol. 197
of Mortgages on Page 17022

FEE \$10.00

By *Bernice G. Leach* Bernice G. Leach, County Clerk