

MTC 49049

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Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp:
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**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to the following Trust Deed: Aaron Martsch, Grantor; Aspen Title and Escrow, Trustee; and Marjorie Monroe, Beneficiary, recorded in Official/Microfilm Records, Volume M96, Page 30684, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

See Exhibit "A"

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 monthly payment of \$473 due January 27, 1998, and monthly payments thereafter.

The sum owing on the obligation secured by the trust deed is:

The sum of \$51,815.14 plus interest thereon at the rate of 9% per annum from September 2, 1999, until paid, 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 21, 2000, at 10 o'clock 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: September 9, 1999.

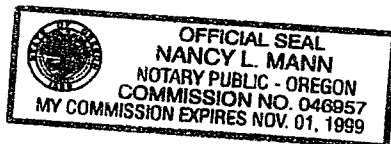


Andrew C. Brandsness, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

September 9, 1999.

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



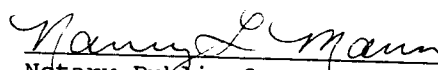

Nancy L. Mann
Notary Public for Oregon
My Commission expires: 11-1-99

EXHIBIT "A"

A portion of the Northeast quarter of Southeast quarter (NE 1/4 of SE 1/4) of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 67 of Block 40, Plat of West Klamath (but in part thereof which has been vacated), as recorded in the office of the County Clerk of said County (which point is South 30 degrees 16' 45" West 998.34 feet from the Northeast corner of said NE 1/4 of the SE 1/4); thence South 24 degrees 29' East, along the Easterly line of said Lot 67 extended Southeasterly, 59.99 feet to the Southerly line of said Lot 73; thence South 25 degrees 01' 13" West 11.63 feet; thence South 62 degrees 46' 36" West 300.97 feet; thence North 14 degrees 53' 47" West 22.25 feet; thence South 65 degrees 31' West 30.40 feet; thence North 16 degrees 24' West 60.6 feet; thence North 65 degrees 31' East 60.6 feet, more or less, to the Northwest corner of said Lot 73; thence North 65 degrees 31' East along the North line of said Lot 73, 267.04, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 9/10/99, at 11:06 a.m.
In Vol. M99 Page 36273
Linda Smith,
County Clerk Fee \$ 15.00