

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

Clerk's Stamp:

AMT 49205

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

Reference is made to the following Trust Deed: Keith Buckley, Grantor; Mountain Title Company of Klamath County, Trustee; and L.A. Gienger and Pauline H. Gienger dba Gienger Investments, Beneficiary, recorded in Official/Microfilm Records, Volume M92, Page 597, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 15 in Block 8, TRACT 1019, WINEMA PENINSULA, UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of 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: Failed to make the payment due January 1, 1998, in the amount of \$114.17 and monthly payments thereafter; failed to pay 1998-1999 Klamath County Real Property taxes in the amount of \$69.78 plus interest.

The sum owing on the obligation secured by the trust deed is: The sum of \$955.93 plus interest at the rate of 9% per annum from December 3, 1997, until paid; 1998-1999 Klamath County Real Property Taxes in the amount of \$69.78 plus interest 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.

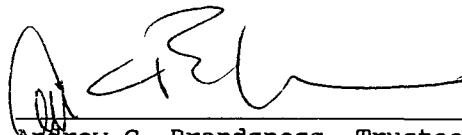
The property will be sold as provided by law on February 11, 2000, at 10 o'clock a.m. based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, P.C., 411 Pine Street, Klamath Falls, Oregon.

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,

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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 21, 1999.



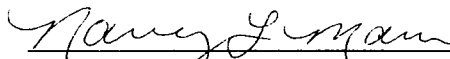
Andrew C. Brandsness, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

September 21, 1999.

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: 11-1-03

State of Oregon, County of Klamath
Recorded 9/22/99, at 11:34 a.m.
In Vol. M99 Page 37674
Linda Smith,
County Clerk Fee\$ 15.00