

1999 DEC 21 PM 3:38

MTC 49277

Vol M99 Page 50111

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: Susan Krouse, Grantor; AmeriTitle, Trustee; and Cummings Roofing, Inc., Beneficiary, recorded in Official/Microfilm Records, Volume M96, Page 0725, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

See Exhibit "A" attached hereto.

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 of \$750 due August 27, 1999, and monthly payments thereafter; failed to pay 1996-1997, 1997-1998, 1998-1999 and 1999-2000 Klamath County real property taxes.

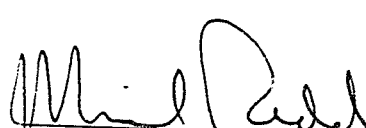
The sum owing on the obligation secured by the trust deed is: The sum of \$70,926.87 plus interest at the rate of 8% per annum from July 21, 1999; Klamath County real property taxes in the amount of \$2,701.55, plus interest; plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced 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 May 19, 2000, at 10:00 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.

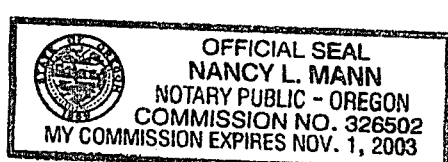
Dated: December 21, 1999.


Michael P. Rudd, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

December 21, 1999.

Personally appeared before me this above-named Michael P. Rudd and acknowledged the foregoing instrument to be his voluntary act and deed.



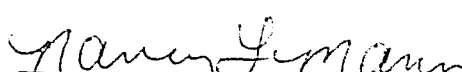

Nancy L. Mann
Notary Public for Oregon
My Commission expires: 11-1-03

EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 NE1/4 and NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Great Northern Railroad right of way.

SAVING AND EXCEPTING the following portion in the NE1/4 SE1/4 as follows:

Beginning at the Southwest corner of the NE1/4 SE1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the centerline of said county road a distance of 145 feet; thence North 89 degrees 47' East along a line parallel to and 145 feet distant from the South line of the NE1/4 SE1/4 of said Section 23 a distance of 300 feet; thence South 145 feet, more or less, to the South line of said NE1/4 SE1/4; thence South 89 degrees 47' West along said South line a distance of 300 feet, more or less, to the point of beginning. ALSO SAVING AND EXCEPTING those portions deeded to Great Northern Railway Company in Volume 95, page 479 and Volume 97, page 85, all Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 12/21/99, at 3:38 p. m.
In Vol. M99 Page 50111
Linda Smith,
County Clerk Fee \$ 15.00