

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp: Vol <u>M00</u> Page <u>3393</u>
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**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to the following Trust Deed: Jeremy N. Knepper and William A. Hopper, Grantor; Aspen Title and Escrow Company, Inc., Trustee; and Robert V. Wethern, Sr., Beneficiary, recorded in Official/Microfilm Records, Volume M97, Page 36568, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lots 1 and 2, Block 129, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath,
State of 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 pay Klamath County Real Property Taxes; failed to pay Klamath Falls Forest Estates, Unit 4, assessment.

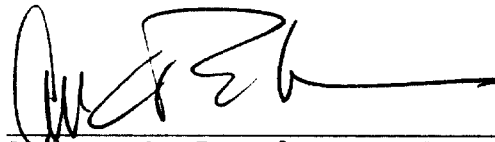
The sum owing on the obligation secured by the trust deed is: The sum of \$2,000 plus interest at the rate of 10% per annum from September 4, 1997, until paid; Klamath County Real Property taxes in the amount of \$255.26 plus interest; Klamath Falls Forest Estates, Unit 4, assessment of \$207.20, plus 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 9, 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: January 31, 2000.

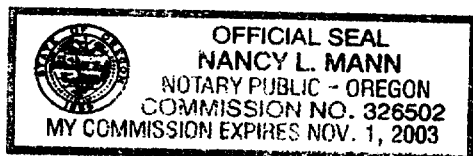


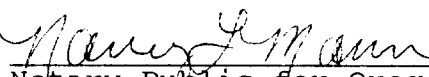
Andrew C. Brandsness, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

January 31, 2000.

Personally appeared before me this above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission expires: 11-1-03

State of Oregon, County of Klamath
Recorded 2/1/00, at 11:03 a.m.
In Vol. M00 Page 3393
Linda Smith,
County Clerk Fee \$ 21.00