

MTC 49205

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

**Clerk's Stamp:**

**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:

Keith Buckley  
239 Lincoln Road, West  
Vallejo, CA 94590

Keith Buckley  
311 Tall Trees  
Vallejo, CA 94589

Keith Buckley  
2992 Joyce Drive  
Anderson, CA 96007

Keith Buckley  
16950 Evergreen Road  
Cottonwood, CA 96022

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 September 23, 1999. 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. Brändsness

STATE OF OREGON )  
 ) ss.  
County of Klamath )

September 23, 1999.

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



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

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,

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, County of Klamath  
Recorded 2/09/00, at 11:23 a.m.  
In Vol. M00 Page 4213  
*Linda Smith*,  
County Clerk Fee\$ 31.00

Unofficial  
Copy