

MTC 51004

Vol M00 Page 22428

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp: State of Oregon, County of Klamath Recorded 06/20/00, at <u>11:14 a</u> m. In Vol. M00 Page <u>22428</u> <u>Linda Smith,</u> County Clerk Fee\$ <u>21.00</u>
---	--

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

Reference is made to the following Trust Deed: Shelly L. Kilgore and Barbara J. Kilgore, Grantor; AmeriTitle, Trustee; and Kermit F. Taylor and Diane G. Taylor, Beneficiary, recorded in Official/Microfilm Records, Volume M99, Page 40824, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 12, Block 210, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 pay monthly installments as provided in the promissory note; failed to pay 1998-1999 and 1999-2000 Klamath County Real Property Taxes.


The sum owing on the obligation secured by the trust deed is: \$23,641.81 plus interest at the rate of 9% per annum from April 28, 2000; 1998-1999 and 1999-2000 Klamath County Real Property Taxes in the amount of \$1,156.00 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 November 3, 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.

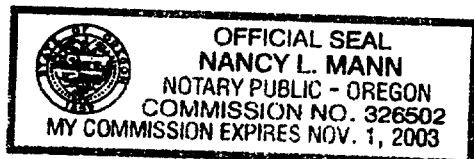
Dated: June 19, 2000.


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

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

June 19, 2000.

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



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