

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

or

☐ **TRUSTEE'S NOTICE OF SALE**

Reference is made to that Trust Deed wherein Wesley I. Edens & Susan M. Edens, husband & wife, is grantor; Klamath County Title Company is Trustee; and Betty Louise Bruner, is Beneficiary, recorded in Official/Microfilm Records, Vol. M94, page 21331, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

A parcel of land situated in the N1/2SW1/4NW1/4 of Section 11, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a point marked by an iron pin drive in the ground in the center of a 60-foot roadway from which the section corner common to Section 2, 3, 10, and 11, Township 39 South, Range 9, E.W.M. bears South 89°44 1/2' West along the center line of said roadway a distance of 811.9 feet to a point in the West boundary of said Section 11 North 0°13 1/2' West along the section line 1662.5 feet, running thence North 89°44 1/2' East along the center line of the above mentioned roadway a distance of 67.5 feet; thence North 0°7' West 331.85 feet, more or less, to a point in the Northerly boundary of said N1/2SW1/4NW1/4 of said Section 11; thence South 89°47' West along said boundary 67.5 feet; thence South 0°7' East 331.9 feet, more or less, to the point of beginning.

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: \$365.14 due on 03/08/2000 & a like amount on the 8th day of each month thereafter; failure to pay Klamath Irrigation District charges in the amount of \$714.71; failure to pay real property taxes for the years 1997-98, 1998-99, 1999-2000

The sum owing on the obligation secured by the trust deed is: \$28,720.58 + interest at 9% per annum from 02/08/2000, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, and any sums advanced by beneficiary pursuant to the terms of said trust deed, together with real property taxes.

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 2, 2000 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main St., #201, Klamath Falls, Klamath, County, 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.

This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: June 22 2000.

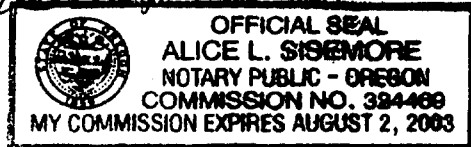
William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on June 22, 2000 by William L. Sisemore,

Alice L. Sisemore

, Notary Public for Oregon-My Commission Expires: 08/02/2003



Certified to be a true copy:

Attorney for Trustee

OC After recording, return to:

William L. Sisemore
Attorney at Law
803 Main Street, #201
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 06/22/00, at 10:13 a.m.
In Vol. M00 Page 22698
Linda Smith,
County Clerk Fee \$ 21.00