

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp: State of Oregon, County of Klamath Recorded 06/28/00, at <u>2:07 p.</u> m. In Vol. M00 Page <u>23623</u> Linda Smith, County Clerk Fee \$ <u>21⁰⁰</u>
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K-55541

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

Reference is made to the following Trust Deed: Professional Construction Inc., an Oregon corporation, Grantor; Aspen Title & Escrow, Inc., Trustee; and Eric M. Spiess and Meladee Dodds dba M & E Enterprises of Galt, Beneficiary, recorded in Official/Microfilm Records, Volume M91, Page 4238, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 11 in Block 2, Tract No. 1096, Americana, 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 Klamath County Real Property Taxes.

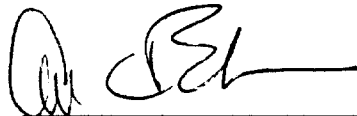
The sum owing on the obligation secured by the trust deed is: The sum of \$90,233.64 plus interest at the rate of 7% per annum from January 27, 1998, until paid; Klamath County real property taxes for the years 1997-1998, 1998-1999 and 1999-2000 in the total amount of \$5,595.64, plus interest, plus 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 17, 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: June 26, 2000.

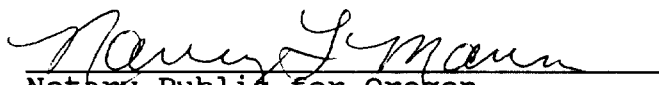


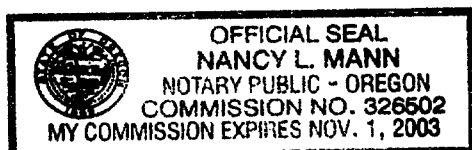
Andrew C. Brandsness, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

June 26, 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



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