

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp:
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mtl S1419

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

Reference is made to the following Trust Deed: John T. Bowers and Darlene M. Bowers, Grantor; William P. Brandsness, Trustee; and South Valley State Bank, now known as South Valley Bank & Trust, Beneficiary, recorded in Official/Microfilm Records, Volume M92, Page 9524, Klamath County, Oregon, covering certain real property in Klamath County, Oregon. The real property being sold, which is commonly known as 3427 Washburn Way, Klamath Falls, Oregon, is described as follows:

The Westerly half of the following described parcel, situate in Klamath County, Oregon:

Beginning at the Southwest corner of premises described in Deed from H. M. Mallory and Christine Mallory, husband and wife, to Fremont Glass & Millwork Co., recorded April 14, 1969, in Volume M69, page 2675, Microfilm Records of Klamath County, Oregon; thence South along the East line of Washburn Way 40 feet to the true point of beginning; thence continuing South along the East line of Washburn Way 200 feet to a point; thence East parallel to the South line of said Fremont Glass & Millwork Co. tract to a point on the East line of Lot 3, Block 4, THIRD ADDITION TO ALTAMONT ACRES, which point is South 94.55 feet from the Northeast corner of said Lot 3; thence North along the East line of Lot 2, Block 4, to a point which is 40 feet South of the Northeast corner of Lot 2, Block 4, of said subdivision; thence West parallel to the South line of said Fremont Glass & Millwork Co. tract to the true 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: Failed to make the installment payments of \$4,043.97 due on May 20, 1999, and each month thereafter; plus late fees of \$20 per month from May 20, 1999, and failed to pay 1994 through 2000 Klamath County real property taxes in the amount of \$13,927.45 plus interest.

The sum owing on the obligation secured by the trust deed is: \$85,808.24 plus interest at the rate of 12.5% per annum from April 22, 1999, until paid, plus late fees of \$20 per month beginning May 20, 1999; 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 December 26, 2000, at 10:00 o'clock a.m. based on standard time established by ORS 187.110 at the Law 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.

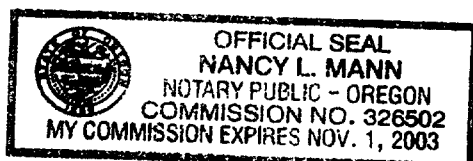
Dated: August 3, 2000.

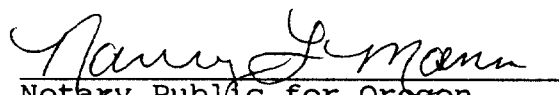
  
 William P. Brandsness, Trustee  
 411 Pine Street  
 Klamath Falls, OR 97601

STATE OF OREGON            )  
                                       ) ss.  
 County of Klamath         )

August 3, 2000.

Personally appeared before me this above-named William P. 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 08/04/00, at 11:16a. m.  
 In Vol. M00 Page 28603  
 Linda Smith,  
 County Clerk    Fee\$ 26<sup>00</sup>