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21831

Vol M01 Page           

Return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	Clerk's Stamp:
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State of Oregon, County of Klamath  
Recorded 05/11/01, at 2:09 p. m.  
In Vol. M01 Page 21831  
Linda Smith,  
County Clerk Fee \$ 21.00

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

Reference is made to the following Trust Deed: Lost River Land and Cattle Inc., Grantor; John and Marie Maran, Beneficiary, and Mountain Title Company, Successor Trustee, recorded in Official/Microfilm Records, Volume M94, Page 17978, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 18, LAKEWOOD HEIGHTS, in the County of Klamath, State of 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 monthly payment due September 15, 1999, and monthly payments thereafter; failed to pay 1996-2000 Klamath County Real Property Taxes.

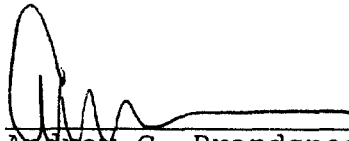
The sum owing on the obligation secured by the trust deed is: \$12,392.87 plus interest at the rate of 7% per annum from August 15, 1999; reimbursement for Klamath County Real Property taxes in the amount of \$620.19; \$6,000 plus interest at the rate of 7% per annum from February 25, 1999; \$2,000 plus interest at the rate of 7% per annum from March 11, 1999; and \$6,000 plus interest at the rate of 7% per annum from April 7, 1999.

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 September 28, 2001, 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.

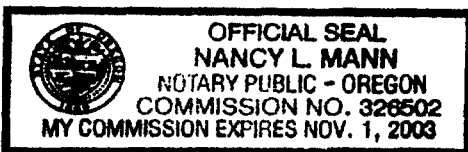
Dated: May 9, 2001.

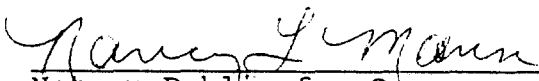
  
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Andrew C. Brandsness, Trustee  
411 Pine Street  
Klamath Falls, OR 97601

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

May 9, 2001.

Personally appeared before me this above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.



  
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Notary Public for Oregon  
My Commission expires: 11-1-01

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