

04 MAY 28 PM 10:44

Vol M04 Page 34389

RETURN TO:  
Brandsness, Brandsness,  
Rudd & Bunch, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 05/28/2004 10:44 a m  
Vol M04 Pg 34389-90  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

*Aspen 59132*  
**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Maria Masloff, whose successor in interest is Tanya Masloff (aka Tatiana Masloff), Grantor; Aspen Title & Escrow, Inc., Trustee; and William W. Peterson and Barbara F. Peterson, Beneficiary, recorded in Official/Microfilm Records, Volume M90, Page 2630, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon ("Property"):

See Exhibit "A" attached hereto and made a part hereof, together with a 1979 Ridgewood Mobile Home, VIN 09L13952, Plate No. X154587

The defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Failed to make the payment due August 15, 2003, and monthly payments thereafter.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

The principal sum of \$64,561.41, plus interest thereon at the rate of 10% per annum from May 18, 2004; delinquent interest in the amount of \$55,122.12, and attorney fees and costs incurred prior to foreclosure in the amount of \$3,612.04, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will, on October 14, 2004, at the hour of 10:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the following place: Offices of Brandsness, Brandsness, Rudd & Bunch, P.C., 411 Pine Street, Klamath Falls, Oregon, sell at public auction to the highest bidder for cash the interest in the above-described Property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and in addition to paying said sum or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes each and every grantor, any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Deeds of Trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

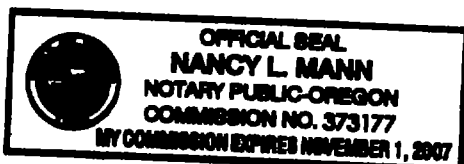
Dated: May 26, 2004.




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

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                    )

Personally appeared before me this 26 day of May, 2004, the above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for Oregon  
My Commission expires: 11-1-07

26.00

**Exhibit A**

**PARCEL 1:**

**34390**

**A tract of land situated in the E 1/2 W 1/2 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8 inch iron pin marking the C-W 1/16 corner of said Section 24; thence North 00° 03' 23" East, along the West line of the E 1/2 W 1/2 of said Section 24, 1495.37 feet to the centerline of Sand Creek; thence Easterly, along said centerline of Sand Creek, to the Westerly right of way line of State of Highway No. 97 (Dalles-California Highway); thence South 02° 22' 40" West, along said Westerly right of way line, 2165.04 feet to a 5/8 inch iron pin; thence South 89° 42' 56" West 485.22 feet to a 5/8 inch iron pin on the West line of the E 1/2 W 1/2 of said Section 24; thence North 00° 07' 04" East 659.04 feet to the point of beginning.**

**PARCEL 2:**

**A tract of land situated in the E 1/2 W 1/2 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the West line of the E 1/2 W 1/2 of said Section 24, said point marked by a 5/8 inch iron pin being South 00° 07' 04" West 659.04 feet from the C-W 1/16 corner of said Section 24; thence South 00° 07' 04" West along said West line, 671.12 feet to a 5/8 inch iron pin on the Northerly right of way line of Klamath County Road No. 3092 (Easement No. F 2992); thence South 81° 56' 23" East, along said Northerly right of way line, 480.50 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway No. 97 (Dalles-California Highway); thence North 02° 22' 40" East along said Westerly right of way line, 738.73 feet to a 5/8 inch iron pin; thence South 89° 42' 56" West 485.22 feet to the point of beginning, with bearings based on Survey No. 1706, as recorded in the office of the Klamath County Surveyor.**