

NOT 83667

2008-014990
Klamath County, Oregon

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



11/05/2008 11:25:46 AM

Fee: \$21.00

**NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

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

Anthony S. Agueda III, Grantor; Michael P. Rudd, Trustee; and William C. Knudtsen and Kay Knudtsen, Beneficiary, recorded in Official/Microfilm Records, Volume M06, Page 06671, Klamath County, Oregon, whose beneficial interest was assigned by instrument dated May 11, 2007, recorded May 18, 2007 in Volume 2007, Page 009143, records of Klamath County, Oregon, to William C. Knudtsen and Kathleen W. Knudtsen, Trustees of the Bill Knudtsen Trust, covering the following-described real property in Klamath County, Oregon, commonly known as 2437 South 6th Street, Klamath Falls, OR 97601 ("Property"):

The West one-half of Lot 40 and all of Lots 41, 42, 43 and 44 in Block 4 of SIXTH STREET ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that parcel conveyed to State Highway Commission by William Hunt, et ux, recorded in Volume 149, page 159 Records of Klamath County, Oregon

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

Failed to make the regular monthly payment of \$1,979.17 due May 5, 2008 and monthly thereafter; failed to pay Klamath County real property taxes for the fiscal years 2006-2007 and 2007-2008 in the total amount of \$2,689.16 plus interest.

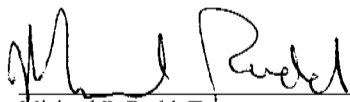
By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

The sum of \$250,000 plus interest thereon at the rate of 9.5% per annum from October 5, 2008 until paid; delinquent interest in the amount of \$11,875.02, late fees in the amount of \$300, and Klamath County real property taxes for the fiscal years 2006-2007 and 2007-2008 in the total amount of \$2,689.16 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.

WHEREFORE, notice hereby is given that the undersigned trustee will, on March 19, 2009, 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: Office of Brandsness, Brandsness & Rudd, 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.

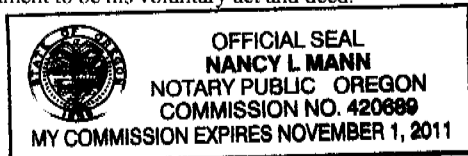
In construing this notice, the singular includes the plural, the word "grantor" includes each and every grantor, any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Deeds of Trust, and the words "trustee" and "beneficiary"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

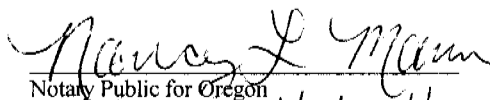
Dated: November 3, 2008.


Michael P. Rudd, Trustee
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 3 day of November, 2008, the above-named Michael P. Rudd and acknowledged the foregoing instrument to be his voluntary act and deed.




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

26amt