

UTC 83666

2008-014991

Klamath County, Oregon

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



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11/05/2008 11:26:48 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, Beneficiary, recorded in Official/Microfilm Records, Volume M05, Page 67175, Klamath County, Oregon, whose beneficial interest was assigned by instrument dated October 30, 2008, recorded October 31, 2008, in Volume 2008, Page 014791, 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. ("Property"):

Parcels 1 and 2 of Land Partition 60-04, said Land Partition being a replat of Lot 8 of Olene Hills - Tract 1251, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW 1/4 SW 1/4 of Section 14; the SE 1/4 SE 1/4 of Section 15; and the NW 1/4 NW 1/4 of Section 23, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the mobile home situated thereon.

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 \$1,187.50 due June 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 \$1,116.75 plus interest.

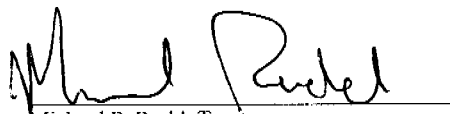
By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

The sum of \$150,000 plus interest thereon at the rate of 9.5% per annum from October 5, 2008 until paid; delinquent interest in the amount of \$5,937.50, late fees in the amount of \$250, and Klamath County real property taxes for the fiscal years 2006-2007 and 2007-2008 in the total amount of \$1,116.75 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.

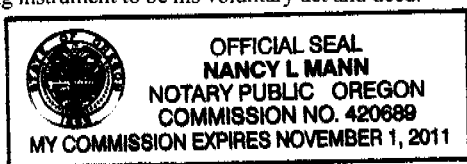
In construing this notice, the singular includes the plural, the word "grantor" includes each and every grantor, any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Deeds of Trust, and the words "trustee" and "beneficiary"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

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