

Re: Trust Deed From  
Tasa Tapa, LLC, an Oregon Limited  
Liability Company,

Grantor,

To

Milton E. Gifford, PC  
P. O. Box 247  
Cottage Grove, OR 97424

Trustee,

**After recording, return to:**

Milton E. Gifford  
P. O. Box 247  
Cottage Grove, OR 97424

STATE OF OREGON

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**2011-004164**

**Klamath County, Oregon**

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03/29/2011 03:24:09 PM

Fee: \$42.00

Witness my hand and seal of County affixed.

Name

Title

By \_\_\_\_\_, Deputy.

Space reserved for recorder's use

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**NOTICE OF DEFAULT AND ELECTION TO SELL**

Reference is made to that certain Trust Deed made by Tasa Tapa, LLC, an Oregon Limited Liability Company, as grantor, to Milton E. Gifford, P.C., as trustee, in favor of Pensco Trust Company FBO Dane Palmer IRA PA239 as to an undivided 60% interest, 88428 Partridge Lane, Springfield, OR 97478, and Dennis B. Nixon and Deborah K. Nixon, Trustees under the Dennis Nixon Living Trust, dated December 5, 2002, as to an undivided 40% interest, P. O. Box 976, Cottage Grove, OR 97424, as beneficiary, dated April 26, 2010, recorded on April 27, 2010, in the Records of Klamath County, Oregon, in reception number 2010-005004, covering the following described real property located in Klamath County, Oregon, to-wit:

Real property in the County of Klamath, State of Oregon, described as follows:

The Northwest quarter of the Northwest quarter, Southwest quarter of the Northwest quarter, and the Northeast quarter of the Northwest quarter of Section 20, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon;

Excepting therefrom the following:

Beginning at a point 600 feet West of the quarter corner between Section 17 and Section 20; thence South 110 feet; thence West 396 feet; thence North 110 feet; thence East 396 feet to the point of beginning, being in the Northeast quarter of the Northwest quarter of Section 20 in Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The property described above is unimproved bare ground with no dwelling units. No one occupies the property. No notice is given as per ORS86.745 (9) because there are no dwelling units on the property and no one occupies the property. Milton E. Gifford does hereby certify that the above described property is not occupied as of March 28, 2011 and that there are no dwelling units on the property to allow occupation by anyone.

Grantor is not an active member of the military and therefore the Servicemembers Civil Relief Act does not apply to these proceedings. No action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed.

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There is a default by grantor owing an obligation, performance of which is secured by the trust deed, with respect to provisions therein which authorize sale in the event of default of such provisions. The default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Unpaid monthly payments of interest in the amount of \$21,152.40 to March 28, 2011.

By reason of the default just described above, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

Unpaid interest in the amount of \$21,152.40 to March 28, 2011 and the principal sum of \$249,881.42 together with interest thereon at the rate of 16.0% per annum from March 28, 2011 until paid; plus all trustee's fees, attorney fees, foreclosure costs and any sums advanced by the trustee pursuant to the terms of the trust deed.

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

WHEREFORE, notice is hereby given that the undersigned trustee will sell the property described above on August 30, 2011 at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at 1481 Gateway Blvd., in the City of Cottage Grove, County of Lane, State of Oregon.

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 those sums 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 and attorney fees not exceeding the amounts provided by ORS 86.753.

Dated this March 28, 2011.

Milton E. Gifford, P.C., trustee



Milton E. Gifford, President, OSB #86039  
1481 Gateway Blvd., P.O. Box 247  
Cottage Grove, OR 97424, (541) 942-7914

STATE OF OREGON, County of Lane ) ss.

Personally appeared the above named Milton E. Gifford, president of Milton E. Gifford, P.C., trustee, and acknowledged the foregoing instrument to be his voluntary act and deed this March 28, 2011.

Before me: Christie L. Norris  
Notary Public for Oregon

