

1389323

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

2011-004478

Klamath County, Oregon



00100031201100044780030036

A.,

04/06/2011 03:16:20 PM

Fee: \$47.00

Records of said County.

Witness my hand and seal of County affixed.

Name

Title

Space reserved for recorder's use

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE And Compliance with ORS 86.737

State of Oregon, County of Lane) ss.

I, Milton E. Gifford, being first duly sworn, depose and say that:

At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached Trustee's Notice of Sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following named persons, entities (or their legal representatives, where so indicated) at their respective last know addresses, to wit:

Name

Address

Tasa Tapa, LLC, Todd M. Alberts, manager

P. O. Box 10545, Eugene, OR 97440

Kurt D. Connell

86153 Laird Lane, Pleasant Hill, OR 97455

Erin Ronnie Connell

86153 Laird Lane, Pleasant Hill, OR 97455

Thirteenth Judicial District
Trial Court Administrator

316 Main Street, Klamath Falls, OR 97601

These persons include (a) the grantor in the trust deed; (b) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien appears of record or the beneficiary has actual notice of the lien or interest; and (c) any person requesting notice as set forth in of ORS 86.785. Each of the notices so mailed was signed by the trustee named in the notice. Each such notice was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Cottage Grove, Oregon, on April 5, 2011. With respect to each person listed above, one such notice was mailed first class mail and another such notice was mailed certified mail with return receipt requested. Each notice was mailed after the Notice of Default and Election to Sell described in the Notice of Sale was recorded. As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a legal entity. The trust deed is not a "residential trust deed." The property described in the trust deed has no dwellings and is not occupied.

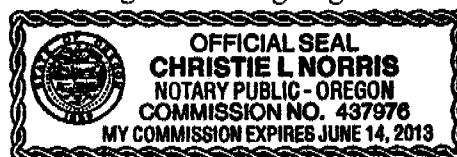
Milton E. Gifford, P.C., trustee

Milton E. Gifford, OSB # 86039

Personally appeared the above named Milton E. Gifford, and acknowledged the foregoing instrument to be his voluntary act and deed this April 5, 2011.

Before me:

Christie L. Norris
Notary Public for Oregon



TRUSTEE'S NOTICE OF SALE

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, 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. (Property ID No.: R147861)

The property described above is unimproved bare ground with no dwelling units. No one occupies the property. By document recorded at reception number 2011-4163, official records of Klamath County, Oregon, Milton E. Gifford, P.C., attorney was appointed successor trustee on March 29, 2011.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by the trust deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); 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, plus late fees and interest due at the time of sale, costs, trustee and attorney fees.

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:

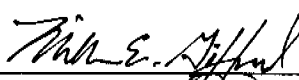
Unpaid interest in the amount of \$21,152.40 to March 28, 2011 and the principal sum of \$249,881.42 together with interest thereon at the rate of 16.0% per annum from March 28, 2011 until paid; plus all late fees, trustee's fees, attorney fees, foreclosure costs and any sums advanced by the trustee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

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 the grantor, any beneficiary under a subordinate trust deed, and any person having a subordinate lien or encumbrance of record on the property, have the right under ORS 86.753 to have the proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney fees as permitted by law, and by curing any other default complained of in the Notice of Default, at any time prior to five days before the date last set for the sale.

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

Dated this April 5, 2011.

Milton E. Gifford, P.C., trustee



Milton E. Gifford, President, OSB #86039
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Cottage Grove, OR 97424
(541) 942-7914
(541) 942-9581 fax
giffordlaw@oip.net