

pt 1740717

Re: Trust Deed From  
LaRae, 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

**2011-010015**  
**Klamath County, Oregon**

STATE ( )  
County of

record or  
and recor  
and/or as

Records of said County.

Witness my hand and seal of County affixed.



00106853201100100150030030

09/01/2011 12:52:21 PM

Fee: \$47.00

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 Trustee's 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

LaRae, LLC, Todd M. Alberts, manager

P. O. Box 10545, Eugene, OR 97440

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 August 8, 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 August 29, 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 LaRae, LLC, an Oregon Limited Liability Company, as grantor, to First American Title, trustee, and assigned to Milton E. Gifford, P.C., as trustee, by document recorded at reception number 2011-008899, in favor of Dennis B. Nixon and Deborah K. Nixon, Trustees of the Dennis B. Nixon Trust, dated December 5, 2002, 1209 E. Adams Avenue, Cottage Grove, OR 97424, as beneficiary, dated April 21, 2010, recorded on April 26, 2010, in the Records of Klamath County, Oregon, at reception numbers 2010-004948, covering the following described real property located in Klamath County, Oregon, to-wit:

A portion of the Northwest quarter of the Southwest quarter of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: A rectangular portion of the Northeast quarter of the Southwest quarter of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, described as follows: Commencing on a point where the North-South Center line of said Section 17 intersects the Southwesterly line of the highway right of way of Oregon State Highway 58, thence along said Southwesterly line of said right of way in a generally Northwesterly direction a distance of 850 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Southwesterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 175 feet to a point; thence at right angles to said last course and in a generally Northeasterly direction a distance of 250 feet, more or less, to the said Southwesterly right of way line of said Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally Southeasterly direction a distance of 175 feet, more or less to the point of beginning. (Property ID No.: R146791)

The property described above is unimproved bare ground with no dwelling units. No one occupies the property. 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 \$5,004.92 to August 1, 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:

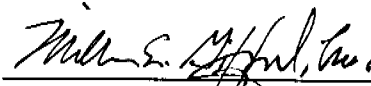
Unpaid monthly payments of interest in the amount of \$5,004.92 to August 1, 2011 and the principal sum of \$72,160.98 together with interest thereon at the rate of 12.0% per annum from August 1, 2011 until paid; plus all late fees, trustee's fees, attorney fees, foreclosure costs and any sums advanced 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 December 12, 2011 at the hour of 1:00 o'clock P.M., in accord with the standard of time established by ORS 187.110, in the lobby area, Klamath County Courthouse, 316 Main Street, Klamath Falls, Klamath County, 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 August 8, 2011.

Milton E. Gifford, P.C., trustee



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Milton E. Gifford, OSB #86039  
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