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2011-010708

Klamath County, Oregon



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09/23/2011 11:26:58 AM

Fee: \$47.00

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE  
PERSON REPRESENTING THE ATTACHED INSTRUMENT  
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**After Recording Return To:**

Milton E. Gifford, P.C.  
Attorney At Law  
1481 Gateway Blvd  
Cottage Grove OR 97424

**1. Name(s) of the Transaction(s):**

Affidavit of Publication

**2. Direct Party (Grantor):**

Milton E. Gifford

**3. Indirect Party (Beneficiary):**

Tasa Tapa LLC

**4. True and Actual Consideration Paid:**

NA

**5. Legal Description:**

SEE ATTACHED EXHIBIT

**6. Deed Reference:**

2010-005004

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**AFFIDAVIT OF PUBLICATION  
STATE OF OREGON,  
COUNTY OF KLAMATH**

I, Jeanine P. Day, Finance Director, being duly sworn, depose and say that I am the principle clerk of the publisher of the Herald and News, a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that I know from my personal knowledge that the

Legal#13690 SALE NIXON - ETL

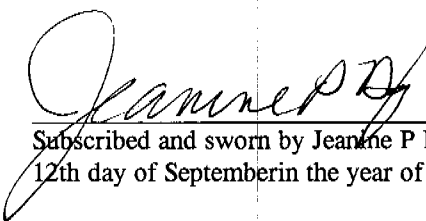
**TRUSTEE'S NOTICE OF SALE**

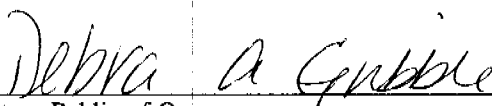
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: 4

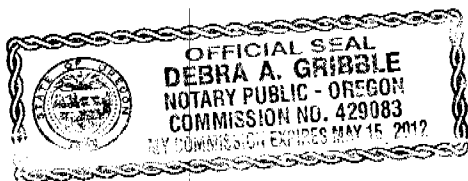
Insertion(s) in the following issues:

08/20/2011 08/27/2011 09/03/2011 09/10/2011

Total Cost: \$1222.64

  
Subscribed and sworn by Jeanine P Day before me on:  
12th day of September in the year of 2011

  
Notary Public of Oregon  
My commission expires on May 15, 2012



After recording return to:  
Milton Gifford, PO Box 247, Cottage Grove, OR  
97424

**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 successor 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 2011-004163, 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 \$28,053.42 to June 9, 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 \$28,053.42 to June 9, 2011 and the principal sum of \$249,881.42 together with interest thereon at the rate of 16.0% per annum from June 9, 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 for cash at public auction to the highest bidder the property described above on October 20, 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. This Trustee's Notice of Sale supercedes and replaces that certain Trustee's Notice of sale dated April 5, 2011.

In accordance with the Fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector.

For further information, please contact Milton E. Gifford at his mailing address of Milton E. Gifford, P.C., P. O. Box 247, Cottage Grove, OR 97424, or telephone him at (541) 942-7914.

Dated this August 15, 2011.

Milton E. Gifford, P.C., successor trustee

S/ Milton E. Gifford

Milton E. Gifford, OSB #86039

1481 Gateway Blvd., P.O. Box 247

Cottage Grove, OR 97424

(541) 942-7914, (541) 942-9581 fax, [giffordlaw@oip.net](mailto:giffordlaw@oip.net)

Date for first publication: August 20, 2011

Date of last publication: September 10, 2011.

#13690 August 20, 27, September 03, 10, 2011.