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2011-012934

Klamath County, Oregon



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11/18/2011 02:31:48 PM

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
And Send Tax Statements To:**

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

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

Affidavit of Publication

2. Direct Party (Grantor):

LaRae LLC

3. Document # 2010-004948

**unofficial
copy**

**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#13806 SALE LARAE, LLC

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:

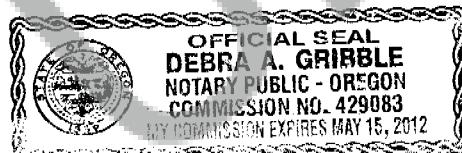
10/16/2011 10/23/2011 10/30/2011 11/06/2011

Total Cost: \$1196.30

Jeanine P Day
Subscribed and sworn by Jeanine P Day before me on:

7th day of November in the year of 2011

Debra A. Gribble
Notary Public of Oregon
My commission expires on May 15, 2012



Grantor: Larae, LLC

Beneficiary: Dennis B. Nixon

Legal Description: See attached
Deed Reference: 2010-004948

After recording return to:

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

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 successor 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 word "beneficiary" includes their respective successors in interest, if any.

In accordance with the Fair Debt Collection Practices Act, ~~you are attempting 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 October 11, 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

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Date of Last Publication: November 6, 2011

#13806 October 16, 23, 30, November 06, 2011.

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