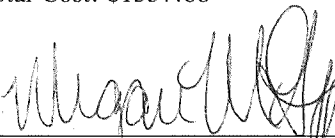
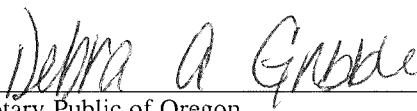


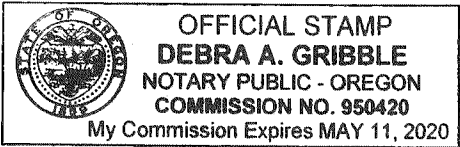
AFFIDAVIT OF PUBLICATION  
STATE OF OREGON,  
COUNTY OF KLAMATH

I, Megan McGuffee, Legal Specialist, 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 2701 Foothills Blvd, Klamath Falls, OR 97603 in the aforesaid county and state; that I know from my personal knowledge that the Legal#19079 SALE NOTICE OF SALE LINDA L. T 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:  
07/12/2019 07/19/2019 07/26/2019 08/02/2019  
  
Total Cost: \$1357.88

  
Subscribed and sworn by Megan McGuffee before me on:  
2nd day of August in the year of 2019

  
Notary Public of Oregon  
My commission expires on May 11, 2020



NOTICE OF SALE

LINDA L. TIPTON (Grantor), is in default to Eugene V. Anderson, (Grantee) under that certain Deed of Trust dated July 05, 2002, recorded as Klamath County Official Records Document Vol. M02 Page 40065, executed by Grantor to secure the Promissory Note to the order of James H. Woodard, in the original amount of \$61,500.00 plus interest, which Deed of Trust was assigned to Eugene V. Anderson by an Assignment of Trust Deed by Beneficiary or Beneficiary's Successor in Interest dated August 15, 2002 and recorded as Klamath County Official Records Document# 2012 - 009303.

As of September 25, 2017, the outstanding balance of the debt secured by said Trust Deed was \$132,901.50 (one hundred thirty two thousand nine hundred one and 50/100 dollars).

The Promissory Notes and Trust Deed are secured by that certain real property located, as described in a Deed of Trust of Record recorded at Klamath County Official Records, State of Oregon, fully described as: Lot Three (3) in Block Three (3), of Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as 15208 Clover Creek Road, Keno, Oregon.

Grantors are now in default of the above referenced Promissory Notes and Deed of Trust due to Grantors' failure to make timely payment of the sums due thereunder, as follows:

Monthly payment in the sum of \$578.53 from August 10, 2002, plus accrued interest, late fees, costs disbursements, and/or fees incurred or paid by the beneficiary and/or the trustee, their employees, agents, successors or assigns.

Grantee has expressly elected to accelerate the amount due thereunder and this notice constitutes demand for full payment of all amount due under the above referenced Promissory Note which is in default in the amount of \$132,901.50 (one hundred thirty two thousand nine hundred one and 50/100 dollars) as of September 25, 2017, plus accrued interest, late fees, costs disbursements, and/or fees incurred or paid by the beneficiary and/or the trustee, their employees, agents, successors or assigns. No action is now pending to recover any part of the debt secured by the trust deed.

Grantee has elected to proceed to exercise their remedy of advertisement and sale of the above property pursuant to ORS 86.705 - 86.795 at public auction to the highest bidder for cash the interest in the said described real property which the grantor had, or had power to convey, at the time of the execution by it of the said trust deed, together with any interest which the grantor or its successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes 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 said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

The subject Trust Deed is an all-inclusive trust deed. Upon purchase of the subject secured real property at the trustee's sale Grantee will, as soon as practical thereafter, reconvey the trust deed evidencing the assumed debt recorded in Klamath County, Oregon as document number M02 Page 40065, at no additional cost to the purchaser.

The trustee's sale will take place on December 6, 2019 at 10:00 a.m. local time, at the front entrance of the Klamath County Circuit Court, 316 Main St., Klamath Falls, OR 97601.

Dated: June 27, 2019.

s/ Eugene V. Anderson  
Davis, Hearn, Anderson & Turner PC  
515 E. Main St.  
Ashland, OR 97520  
#19079 July 12, 19, 26, August 2, 2019

AUG 15 2019