

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF POSTPONEMENT OF SALE**

2020-000098

Klamath County, Oregon



00252493202000000980150155

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE:

Trust Deed from Maria M. Egbert, Grantor
TO

Edward O. Summers and Claire A. Summers,
or the survivor, Beneficiary

01/03/2020 02:08:00 PM

Fee: \$152.00

After recording return to:
Scott D. MacArthur, P.C.
125 S. 6th Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.

I, Scott D. MacArthur, being first duly sworn, depose, and say and certify 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the postponement of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

Maria M. Egbert	3104 Southside Bypass, Klamath Falls, OR 97603
District Director, IRS	915 Second Avenue, M/S W245, Seattle, WA 98174
Attn: IRS Collection Advisory Office	
State of Oregon, DOR	955 Center St. NE, Salem, OR 97301
Attn: Warrant Clerk	
Klamath County, State of Oregon,	305 Main Street, Room 121, Klamath Falls, OR 976011

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) 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 or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

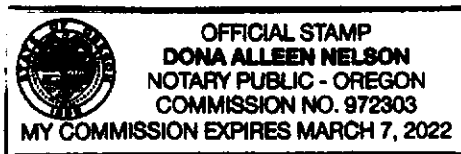
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on December 17, 2019, with respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to

accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Scott D. MacArthur
Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 19th day of December, 2019.



Dona Alleen Nelson
Notary Public for Oregon
My commission expires 3-7-2022

NOTICE OF POSTPONEMENT OF DATE OF SALE

RE: Trust Deed from Maria M. Egbert,

To AmeriTtile, Inc., as trustee

For the benefit of Edward O. Summers and
Claire A. Summers, or the survivor thereof

AFTER RECORDING RETURN TO:
Scott D. MacArthur, Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

NOTICE OF POSTPONEMENT

KNOW ALL MEN BY THESE PRESENTS, that MARIA M. EGBERT, is the grantor, and AMERITITLE, Inc. is the trustee, and EDWARD O. SUMMERS and CLAIRE A. SUMMERS is the beneficiary under that certain trust deed dated September 30, 1999, and recorded on October 1, 1999, in book/reel/volume No. M99 at page 039302 of the Mortgage Records of Klamath County, Oregon.

The NW 1/4 and the W ½ of the NE 1/4 of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 780 feet of the W ½ of the NE 1/4 of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the perpetual easement in the now existing lateral over the E ½ of the SE 1/4 and the W ½ of the SE 1/4 of Section 4, said township and range for the purpose of irrigating the grantees premises, and reserving the perpetual easement in the now existing laterals over the the granted premises for purposes of irrigating said E ½ of the SW 1/4 and the W ½ of the SE 1/4 of said section 4.

There is a default by the grantor or other person owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

Interest on the underlying loan in the sum of \$41,754.29

Payment of real property taxes for the tax year 2015-2016 in the amount of \$1,255.71, paid by grantee, plus interest fr July 15, 2019.

Payment of real property taxes for the tax year 2016-2017 in the amount of \$801.78, plus interest.

Payment of real property taxes for the tax year 2017-2018 in the amount of \$813.40, plus interest.

Payment of real property taxes for the tax year 2018-2019 in the amount of \$824.30, plus interest.

Payment of real property taxes for the tax year 2019-2020 in the amount of \$1,287.65, plus interest.

Taxes assessed under Code No. 164, Account No. M878470 for the tax year 2019-2020 in the amount of \$344.85, plus interest.

Monthly payments in the amount of \$5,000.00 per month payable in installments of not less than \$1,500.00 each beginning September 1, 2010

Allowing the property to become subject to a federal tax lien, Serial No. 501586208 in the sum of \$270,262.48, Recorded December 31, 2008 as Instrument No. 2008-016987, plus interest re-file Serial No. 330648618, Recorded November 7, 2018 as Instrument No. 2018-013587, plus interest

Allowing the property to become subject to an Oregon Department of Revenue Distrain Warrant, Warrant No. R054470868 in the sum of \$190,388.59, Recorded May 12, 2009 as Instrument No. 2009-006685, plus interest. Renewed on March 27, 2019 as Instrument No. 2019-003339.

Allowing the property to become subject to a federal tax lien, Serial No. 673224210 in the sum of \$86,712.35, Recorded July 13, 2010 as Instrument No. 2010-008423, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 682692710 in the sum of \$96,080.93, Recorded August 31, 2010 as Instrument No. 2010-009147, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 893405012 in the sum of \$61,912.10, Recorded September 25, 2012 as Instrument No. 2012-010585, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distrain Warrant, Warrant No. R074245466 in the sum of \$42,247.06, Recorded March 17, 2014 as Instrument No. 2014-002230, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distrain Warrant, Warrant No. R076092228 in the sum of \$154,243.23, Recorded September 30, 2014 as Instrument No. 2014-010141, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distrain Warrant, Warrant No. R0801838962 in the sum of \$6,840.53, Recorded September 22, 2015 as Instrument No. 2015-010435, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 220049216 in the sum of \$3,915.16, Recorded July 18, 2016 as Instrument No. 2016-007571, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distrainment Warrant, Warrant No. L1536702080 in the sum of \$10,780.14, Recorded March 20, 2018 as Instrument No. 2018-002996, plus interest.

Allowing the property to become subject to a Klamath County, State of Oregon, Personal Property Tax Warrant, Warrant No. 2018-12 in the sum of \$883.34, Recorded March 22, 2018 as Instrument No. 2018-003138, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 325414418 in the sum of \$35,244.20, Recorded October 3, 2018 as Instrument No. 2018-012128, plus interest.

Allowing the property to become subject to a Tax Lien re-file of a federal tax lien, Serial No. 501586208 in the sum of \$383,264.07, as against Maria M. Egbert, Re-file Serial No. 330648618, Recorded November 7, 2018 as Instrument No. 2018-013587, plus interest.

Allowing the property to become subject to a Tax Lien re-file of a federal tax lien, Serial No. 544939209 in the sum of \$383,264.07, as against Mac Technology Inc., as an alter ego of Maria Egbert regarding all property owned by Mac Technology, Inc., Re-file Serial No. 332470818, Recorded November 19, 2018 as Instrument No. 2018-014051, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 336498118 in the sum of \$4,328.08, Recorded December 12, 2018 as Instrument No. 2018-014921, plus interest.

Allowing the property to become subject to a Klamath County, State of Oregon, Personal Property Tax Warrant, Warrant No. 2019-003056 in the sum of \$1,877.35, Recorded March 26, 2019 as Instrument No. 2019-003056, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Renewal of Distrainment Warrant, Lien ID: 56103, Recorded May 12, 2019 as Instrument No. 2009-006685, plus interest.

Subject to a Revocation of Certificate of Release of Federal Tax Lien, Serial Number 472317108, Recorded August 12, 2019 as Instrument No. 2019-009139, plus interest.

Subject to a Revocation of Certificate of Release of Federal Tax Lien, Serial Number 544939209, Recorded September 27, 2019 as Instrument No. 2019-011276, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 384044219 in the sum of \$593,689.89, Recorded October 7, 2019 as Instrument No. 2019-011624, plus interest.

Subject to a Certificate of Release of Federal Tax Lien, Serial Number 330648618, Recorded October 17, 2019 as Instrument No. 2019-012178, plus interest.

Subject to a Certificate of Release of Federal Tax Lien, Serial Number 332470818, Recorded October 17, 2019 as Instrument No. 2019-012179, plus interest.

Subject to a Certificate of Release of Federal Tax Lien, Serial Number 501586208, Recorded October 17, 2019 as Instrument No. 2019-012180, plus interest.

Subject to a Certificate of Release of Federal Tax Lien, Serial Number 544939209, Recorded October 17, 2019 as Instrument No. 2019-012181, plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$236,073.65 as of May 28, 2019, plus interest.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorney.

Said sale has been postponed and will now be held at the hour of 11:00 o'clock, A.M., Standard Time as established by Section 187.110 of Oregon Revised Statutes on January 24, 2020, at the following place: 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed by the trustee of said sale.

Other than as shown of record, neither the said beneficiary or the said trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NAME AND LAST KNOWN ADDRESS	NATURE OF RIGHT, LIEN OR INTEREST
Maria M. Egbert 3104 Southside Bypass Klamath Falls, OR 97603	Default upon Trust Deed
District Director, Internal Revenue Service Attn. IRS Collection Advisory Office 915 Second Avenue M/S W245 Seattle, WA 98174	Federal Tax Lien #501586208, Recorded December 31, 2010, Vol 2008-016987, Maria M. Egbert, 3104 Southside Bypass, Klamath Falls, OR 97603

Oregon Department of Revenue, Attn:
Warrant Clerk, 955 Center Street, Salem,
OR 97301

Distrain Tax Warrant, Warrant No.
R054470868, Recorded May 12, 2009, Vol
2009-006685. Maria M. Egbert 3104
Southside Bypass, Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien #673224210, Recorded
July 13, 2010, Vol 2010-008423, Maria
M. Egbert, 3104 Southside Bypass, Klamath
Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien #682692710, Recorded
August 31, 2010, Vol 2010-009147, Maria
M. Egbert, 3104 Southside Bypass, Klamath
Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien #893405012, Recorded
September 25, 2012, Vol 2012-010585, Maria
M. Egbert, 3104 Southside Bypass, Klamath
Falls, OR 97603

Oregon Department of Revenue, Attn:
Warrant Clerk, 955 Center Street, Salem,
OR 97301

Distrain Tax Warrant, Warrant No.
R074245466, Recorded March 17, 2014, Vol
2014-002230. Maria M. Egbert 3104
Southside Bypass, Klamath Falls, OR 97603

Oregon Department of Revenue, Attn:
Warrant Clerk, 955 Center Street, Salem,
OR 97301

Distrain Tax Warrant, Warrant No.
R076092228, Recorded September 30, 2014,
Vol 2014-010141. Maria M. Egbert 3104
Southside Bypass, Klamath Falls, OR 97603

Oregon Department of Revenue, Attn:
Warrant Clerk, 955 Center Street, Salem,
OR 97301

Distrain Tax Warrant, Warrant No.
R08018388962, Recorded September 22,
2015, Vol 2015-010435. Maria M. Egbert
3104 Southside Bypass, Klamath Falls, OR
97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien #220049216, Recorded
July 18, 2016, Vol 2016-007571, Maria
M. Egbert, 3104 Southside Bypass, Klamath
Falls, OR 97603

Oregon Department of Revenue, Attn:
Warrant Clerk, 955 Center Street, Salem,
OR 97301

Distrain Tax Warrant, Warrant No.
L1536702080, Recorded March 20 2018,
2015, Vol 2018-002996. Maria M. Egbert
3104 Southside Expy, Klamath Falls, OR
97603

Klamath County, State of Oregon
305 Main Street, Room 121
Klamath Falls, OR 97601

Personal Property Tax Warrant, Warrant
No. 2018-12, Recorded March 22, 2018,
Vol 2018-003138. Mac Technology and Maria
M. Egbert, Owner 3104 Southside Expy,
Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien #325414418, Recorded
October 3, 2018, Vol 2018-012128, Maria
M. Egbert, 3104 Southside Expy, Klamath
Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien re-file original #501586208
Re-File #330648618, Recorded November 7,
2018, Vol 2018-013587, Maria M. Egbert,
3104 Southside Bypass, Klamath Falls, OR
97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W2452018,
Seattle, WA 98174

Federal Tax Lien re-file original #544939209
Re-File #332470818, Recorded November 19,
Vol 2018-014051, Mac Technology, Inc., as
alter ego of Maria M. Egbert, 3104 Southside
Bypass, Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien #33649118, Recorded
December 12, 2018, Vol 2018-014921, Maria
M. Egbert, 3104 Southside Expy, Klamath
Falls, OR 97603

Klamath County, State of Oregon
305 Main Street, Room 121
Klamath Falls, OR 97601

Personal Property Tax Warrant, Warrant
No. 2019-003056, Recorded March 26, 2019,
Vol 2019-003056. Mac Technology and Maria
M. Egbert, Owner 3104 Southside Expy,
Klamath Falls, OR 97603

Oregon Department of Revenue, Attn:
Warrant Clerk, 955 Center Street, Salem,
OR 97301

Renewal of Distraint Tax Warrant, Lien ID
No. 56103, previously recorded May 12, 2009
Renewed in Vol 2019-003339. Maria M.
Egbert 3104 Southside Expy, Klamath Falls,
OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Revocation of Certificate of Release of Federal
Tax Lien #472317108, Recorded August 12,
2019, Vol 2019-009139, Maria M. Egbert, 3104
Southside Expy, Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Revocation of Certificate of Release of Federal
Tax Lien #544939209, Recorded September 27,
2019, Vol 2019-011276, Mac Technology, Inc
as alter ego of Maria M. Egbert, 3104
Southside Expy, Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Federal Tax Lien #384044219, Recorded
October 7, 2019, Vol 2019-011624, Maria
M. Egbert, 3104 Southside Expy, Klamath
Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174 3104

Certificate of Release of Federal
Tax Lien #330648618, Recorded October 17,
2019, Vol 2019-012178, Maria M. Egbert,
Southside Expy, Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

Certificate of Release of Federal
Tax Lien #332470818, Recorded October 17,
2019, Vol 2019-012179, Mac Technology,
Inc., as alter ego of Maria M. Egbert, 3104
Southside Expy, Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174 3104

Certificate of Release of Federal
Tax Lien #501586208, Recorded October 17,
2019, Vol 2019-012180, Maria M. Egbert,
Southside Expy, Klamath Falls, OR 97603

District Director, Internal Revenue Service
Attn. IRS Collection Advisory Office
915 Second Avenue M/S W245
Seattle, WA 98174

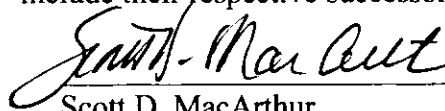
Certificate of Release of Federal
Tax Lien #544939209, Recorded October 17,
2019, Vol 2019-012181, Mac Technology,
Inc., as alter ego of Maria M. Egbert, 3104
Southside Expy, Klamath Falls, OR 97603

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes

has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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

DATED: December 17, 2019.




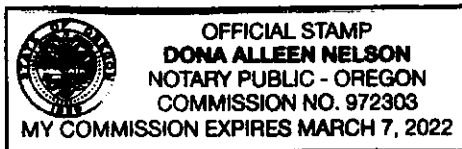
Scott D. MacArthur
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 17th day of December, 2019, by Scott D. MacArthur.

(SEAL)

Before me: 
Notary Public for Oregon
My Commissioner Expires: 3-7-2022



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE:

Trust Deed from Maria M. Egbert, Grantor

TO

Edward O. Summers and Claire A. Summers,

or the survivor, Beneficiary

After recording return to:

Scott D. MacArthur, P.C.

125 S. 6th Street

Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.

I, Scott D. MacArthur, being first duly sworn, depose, and say and certify 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

Maria M. Egbert	3104 Southside Bypass, Klamath Falls, OR 97603
District Director, IRS	915 Second Avenue, M/S W245, Seattle, WA 98174
Attn: IRS Collection Advisory Office	
State of Oregon, DOR	955 Center St. NE, Salem, OR 97301
Attn: Warrant Clerk	
Klamath County, State of Oregon,	305 Main Street, Room 121, Klamath Falls, OR 976011

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) 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 or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on August 8, 2019, with respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Scott D. MacArthur

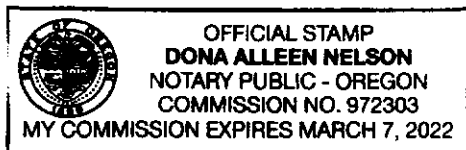
Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 10th day of December, 2019.

Dona Alleen Nelson

Notary Public for Oregon

My commission expires 3-7-2022



AFFIDAVIT OF POSTING NOTICE OF SALE IN LIEU OF SERVICE

Maria M. Egbert, Grantor

Edward O. Summers, and Claire
Summers, or the survivor, Beneficiary

After Recording return to:
Scott D. MacArthur, P.C.,
Successor Trustee
125 S. 6th Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath) ss.

I, Greg Rote, being first duly sworn, depose and certify 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 18 years and not the beneficiary or his successor in interest name in the notice of sale given under the terms of that certain trust deed described in said notice.

I posted the Notice of Sale of the real property in the Notice of Sale posting said notice on the premises of:

NAME:

Maria M. Egbert

ADDRESS:

1510 Cross Road, Klamath Falls, Oregon, 97603

Together with Important Notice Regarding Alternatives To Foreclosure.

Each of the notices so posted was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; and was posted by me on August 8, 2019. Each of said notices was posted after the Notice of Default and Election to Sell by the trustee was recorded and at least 90 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Greg Rote

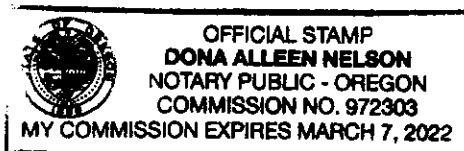
Subscribed and sworn to before me this 19th day of December, 2019.

Dona Alleen Nelson

Notary Public for Oregon

My Commission Expires: 3-7-2022

(S E A L)



NOTICE OF DEFAULT AND ELECTION TO SELL

KNOW ALL MEN BY THESE PRESENTS, that MARIA EGBERT, is the grantor, and, AMERITITLE, INC., is the trustee, and EDWARD O. SUMMERS and CLARIE A. SUMMERS, or the survivor, is the beneficiary under that certain trust deed September 30, 1999, and recorded on October 1, 1999, in book/reel/volume No. M99 at page 039302 of the Mortgage Records of Klamath County, Oregon.

The NW ¼ and the W ½ of the NE ¼ of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 780 feet of the W ½ of the NE ¼ of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the perpetual easement in the now existing lateral over the E ½ of the SE ¼ and the W ½ of the SE ¼ of Section 4, said township and range for the purpose of irrigating the grantees premises, and reserving the perpetual easement in the now existing laterals over the the granted premises for purposes of irrigating said E ½ of the SW ¼ and the W ½ of the SE ¼ of said section 4.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a Notice of Default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The Default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Interest on the underlying loan in the sum of \$41,754.29

Payment of real property taxes for the tax year 2015-2016 in the amount of \$1,255.71, paid by grantee, plus interest from July 15, 2019.

Payment of real property taxes for the tax year 2016-2017 in the amount of \$801.78, plus interest.

Payment of real property tax year 2017-2018 in the amount of \$813.40, plus interest.

Payment of real property taxes for the tax year 2018-2019 in the amount of \$824.30, plus interest.

Monthly payments in the amount of \$5,000.00 per month payable in installments of not less than \$1,500.00 each beginning September 1, 2010

Allowing the property to become subject to a federal tax lien, Serial No. 501586208 in the sum of \$270,262.48, Recorded December 31, 2008 as Instrument No. 2008-016987, plus interest, re-file Serial No. 330648618, Recorded November 7, 2018 as Instrument No. 2018-013587, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distraint Warrant, Warrant No. R054470888 in the sum of \$190,388.59, Recorded May 12, 2009 as Instrument No. 2009-006885, plus interest. Renewed on March 27, 2019 as Instrument No. 2019-003339.

Allowing the property to become subject to a federal tax lien, Serial No. 873224210 in the sum of \$86,712.35, Recorded July 13, 2010 as Instrument No. 2010-009147, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 882692710 in the sum of \$96,080.93, Recorded August 31, 2010 as Instrument No. 2010-009147, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 893405012 in the sum of \$61,912.10, Recorded September 25, 2012 as Instrument No. 2012-010585, plus interest.

Allowing the property to become subject to a Oregon Department of Revenue Distraint Warrant, Warrant No. R074245466 in the sum of \$42,247.06, Recorded March 17, 2014 as Instrument No. 2014-010141, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distraint Warrant, Warrant No. R076092228 in the sum of \$154,243.23, Recorded September 30, 2014 as Instrument No. 2014-010141, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distraint Warrant, Warrant No. R0801838962 in the sum of \$8,840.53, Recorded September 22, 2015 as Instrument No. 2015-010435, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 220049218 in the sum of \$3,915.16, Recorded July 18, 2016 as Instrument No. 2016-007571, plus interest.

Allowing the property to become subject to an Oregon Department of Revenue Distraint Warrant, Warrant No. L1536702080 in the sum of \$10,780.14, Recorded March 20, 2018 as Instrument No. 2018-002896, plus interest.

Allowing the property to become subject to a Klamath County, State of Oregon, Personal Property Tax Warrant, Warrant No. 2018-12 in the sum of \$883.34, Recorded March 22, 2018 as Instrument No. 2018-003138, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 325414418 in the sum of \$35,244.20, Recorded October 3, 2018 as Instrument No. 2018-012128, plus interest.

Allowing the property to become subject to a Tax Lien re-file of a federal tax lien, Serial No. 501586208 in the sum of \$383,264.07, as against Maria M. Egbert, Re-file Serial No. 330648618, Recorded November 7, 2018 as Instrument No. 2018-019587, plus interest.

Allowing the property to become subject to a Tax-Lien re-file of a federal tax lien, Serial No. 544939209 in the sum of \$383,264.07, as against Mac Technology Inc., as an alter ego of Maria Egbert regarding all property owned by Mac Technology, Inc., Re-file Serial No. 332470818, Recorded November 19, 2018 as Instrument No. 2018-014051, plus interest.

Allowing the property to become subject to a federal tax lien, Serial No. 336498118 in the sum of \$4,328.08, Recorded December 12, 2018 as Instrument No. 2018-014921, plus interest.

Allowing the property to become subject to a Klamath County, State of Oregon, Personal Property Tax Warrant, Warrant No. 2019-003056 in the sum of \$1,877.35, Recorded March 28, 2019 as Instrument No. 2019-003056, plus interest.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$236,073.65 as of May 28, 2019 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 13, 2019 at the hour of 11:00 a.m. Standard time, as established by Section 187.110, Oregon Revised Statutes, at 125 S. 6th Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in said described real property which the grantors had or had power to convey at the time of the execution by him of said trust deed, to satisfy the foregoing obligations thereby secured and the costs or their successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses 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, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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

DATED: September 25, 2019.

/s/Scott D. MacArthur, Successor Trustee.
#19199 October 6, 13, 20, 27, 2019

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

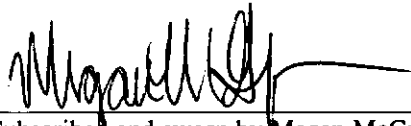
I, Megan McGuffee, Legal Specialist, being duly sworn, depose and say that I am the principle clerk of the publisher of the Herald and News, a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at 2701 Foothills Blvd, Klamath Falls, OR 97603 in the aforesaid county and state; that I know from my personal knowledge that the Legal#19199 FORCLOSURE

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:

10/06/2019 10/13/2019 10/20/2019 10/27/2019

Total Cost: \$2265.56



Subscribed and sworn by Megan McGuffee before me on:
28th day of October in the year of 2019



Notary Public of Oregon

My commission expires on May 11, 2020

