

Re: Trust Deed from
Scott C. Martin
Grantor

to

Arnold Gallagher P.C.
Trustee

2025-001267

Klamath County, Oregon

02/24/2025 08:34:01 AM

Fee: \$97.00

After Recording Return To:

Arnold Gallagher P.C., Trustee
Attn: Alec S. Marlega
800 Willamette Street, Suite 800
Eugene, OR 97401

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Scott C. Martin, as grantor, to Arnold Gallagher P.C., an Oregon professional corporation, as trustee, in favor of McCumber Holdings, LLC, an Oregon limited liability company, as to an undivided 45.8333% interest, Kevin A. Knode, Trustee of the Knode Family Trust dated March 25, 2010, as to an undivided 33.3333% interest, Lucy J. McGill and Will E. McGill as Trustees or their successors in trust, under the Lucy J. McGill Living Trust, dated March 20, 2014, and any amendments thereto, as to an undivided 16.6667% interest, and Pacific Premier Trust, Custodian, FBO Patrick J. Carney IRA, as to an undivided 4.1667% interest, as beneficiary, dated June 1, 2022, and recorded on June 15, 2022, as Instrument No. 2022-007470, and re-recorded on June 16, 2022, as Instrument No. 2022-007528 of the Klamath County Deeds & Records, Oregon, covering the following described real property situated in said county and state, to-wit:

Lot 86, Tract 1477 – GRAY ROCK PHASE 6, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The undersigned hereby certifies that no assignment of the trust deed by the trustee or by the beneficiary, and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situated; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

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: **(i) Grantor's failure to pay monthly payments in the amount of \$11,767.50 for the months of December 2024 and January 2025, and continuing each month thereafter, and (ii) Grantor's failure to pay property taxes on the real property described herein.**

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: **the principal balance of \$1,200,000.00; together with interest accruing at the default rate of 11.750% per annum (\$386.30 per diem) until paid; plus unpaid late charges in the amount of \$1,175.00; plus unpaid charges in**

the amount of \$9,955.00, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

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 ORS 86.705 to 86.815, 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 compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Said sale will be held at the hour of 10:00 A.M., on July 23, 2025 in accordance with the standard time established by ORS 187.110, at the following place: Klamath County Courthouse front entrance, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for said sale.

Other than as shown of record, neither the said beneficiary nor 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

Rouglea, LLC
c/o Scott C. Martin, Registered Agent
1221 Riverbend Rd NE Ste 115
Salem, OR 97304

Maker of Promissory Note

Equity Advantage, Incorporated
c/o IRA Advantage, LLC, Registered Agent
10300 SW Greenburg Rd Ste 465
Portland, OR 97223

Manager of Rouglea, LLC

Scott Martin Construction, LLC
c/o Scott Clifford Martin, Registered Agent
1221 River Bend Rd NW Ste 115
Salem, OR 97304

Additional Borrower on Promissory Note


Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days, if applicable, before the date last set for 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 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 ORS 86.778.

Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

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.

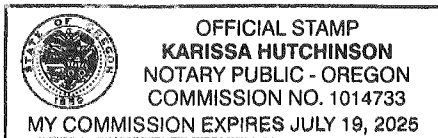
DATED: February 20, 2025


ARNOLD GALLAGHER P.C., Trustee


By: Benjamin M. Kearney
Its: Secretary

STATE OF OREGON)
 : ss.
County of Lane)

This instrument was acknowledged before me on February 20, 2025, by Benjamin M. Kearney who is the Secretary of Arnold Gallagher P.C., the Trustee.




Notary Public for Oregon
My Commission Expires: 7/19/2025