

60018

## AFFIDAVIT OF MAILING NOTICE OF SALE IN LIEU OF SERVICE

STATE OF OREGON, County of Klamath, ss:

I, Camille Krieger, being first duly sworn, depose, 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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

## NAME:

DEECO, Inc.  
William H. Anklin  
Remnant Church of Informed Christians  
Chief, Special Procedures, District Director IRS  
Chief, Special Procedures, District Director IRS

## ADDRESS:

804 Chernus Drive, Carson City, NV 89201  
3711 Austin Street, Klamath Falls, OR 97603  
4015 Clinton Avenue, Klamath Falls, OR 97603  
1220 SW 3rd Avenue, Portland, OR 97204  
55 S. Market Street, San Jose, CA 95163

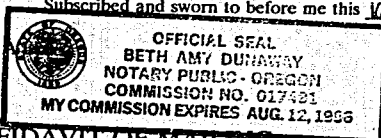
The foregoing includes any person, including the Department of Revenue or any other state agency, having alien or interest subsequent to the interest of the trustee in the trust deed if the lien or interest appears of record or the trustee or the beneficiary has actual notice of the lien or interest.

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 February 24, 1993, except for the notice to the IRS (San Jose Address) which was mailed on March 1, 1993 and the notice to the IRS (Portland) which was mailed on March 19, 1993. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 90 days before the day fixed in said notice by the trustee for the trustee's sale. The original notice of sale was recorded on February 24, 1993 in the mortgage records of Klamath County at Vol. M93 at page 3861.

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

Subscribed and sworn to before me this 14th day of April, 1993.

(S E)



Camille Krieger  
Beth Amy Dunsbury  
Notary Public for Oregon. My Commission Expires: 8-12-96

AFFIDAVIT OF MAILING  
TRUSTEE'S NOTICE OF SALE  
IN LIEU OF SERVICE

RE: Trust Deed from

Remnant Church of  
Informed Christians

Grantor,  
to

Charles B. Reynolds, James B.  
Schmiedt and Theodore G. Wallace  
Beneficiary

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for record on the  
\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and recorded  
in volume No. \_\_\_\_ on page \_\_\_\_ or as book/reel/  
fee/file/instrument/microfilm/reception No. \_\_\_\_  
Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

## AFTER RECORDING RETURN TO:

Kosta, Spencer & MacArthur  
439 Pine Street  
Klamath Falls, OR 97601

# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, Sarah Parsons, Office Manager,  
being first duly sworn, depose and say  
that I am the principal clerk of the  
publisher of the Herald and News  
a newspaper of general circulation, as  
defined by Chapter 193 ORS, printed and  
published at Klamath Falls in the  
aforesaid county and state; that the \_\_\_\_\_

LEGAL #5185

TRUSTEE'S SALE

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

FOUR

( 4 insertions) in the following issues:

MARCH 7, 14, 21, 28, 1993

Total Cost: \$308.00

Sarah L. Parsons

Subscribed and sworn to before me this 28TH

day of MARCH

19 93



OFFICIAL SEAL  
DEBRA A. MOORE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 013881  
MY COMMISSION EXPIRES MAR. 15, 1998

Notary Public of Oregon

376 19 96

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by The Remnant Church of Informed Christians by Mike Benjamins, Sr., Minister, an Oregon Corporation, as grantor, to Mountain Title Company, Inc., as trustee, in favor of Charles B. Reynolds, James B. Schmiedt and Theodore G. Wallace, as beneficiary, dated January 11, 1982, recorded January 11, 1982, in the mortgage records of Klamath County, Oregon, in volume No. M82 at page 373, or as No. covering the following described real property situated in said county and state, to-wit:

The SE¼ of Section 27, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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 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: payments of \$382.43 per month from August 1989 and Real Property taxes for 1989, 1990 and 1991.

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: \$22,517.19 plus interest from 2/12/93.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 28, 1993, at the hour of 10:00 o'clock, A.M., in accord with the standard of time estab-

lished by ORS 187.110, at 439 Pine 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 the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 ORS 86.753 has the right, at any time prior to five days 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 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 ORS 86.753.

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 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 12, 1993  
Scott D. MacArthur, Successor Trustee  
#5185 March 7, 14, 21, 28, 1993

STATE OF OREGON.

County of Klamath ss.

Filed for record at request of:

Kosta, Spencer & MacArthur

on this 19th day of April A.D. 19 93  
at 9:09 o'clock A M. and duly recorded  
in Vol. M93 of Mortgages Page 8031

Evelyn Biehn County Clerk

By Debra A. Moore

Deputy.

Fee \$15.00