

19181

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. m96 Page 16298

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE RE: Trust Deed from
David R. Brown and Sandra M. Brown, Grantor

TO

Donald L. Ebsen and Lillian K. Ebsen, Beneficiary

After recording return to:
Spencer, et al
419 Main 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:

David R. Brown, P.O. Box 764, Merrill, OR 97633

Sandra M. Brown, P.O. Box 764, Merrill, OR 97633

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 85.785.

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 January 29, 1996. 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.

226

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes **16299** corporation and any other legal or commercial entity.

Scott D. MacArthur
Scott D. MacArthur, Successor Trustee

Subscribed and sworn to before me this 29th day of January, 19 96.

Jennifer R. Howe
Notary Public for Oregon
My commission expires 12-4-99



STATE OF OREGON, County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/recording No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Name _____ Title _____

By _____, Deputy

AFFIDAVIT OF POSTING NOTICE OF SALE IN LIEU OF SERVICE

16300

STATE OF OREGON, County of (Klamath) ss.

I, James "Taddy", 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:

David R. Brown
Sandra M. Brown

ADDRESS:

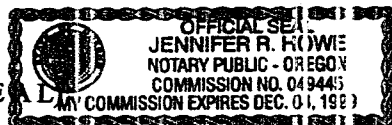
229 Elm Street
Merrill, OR 97633

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 229 ELM, MERRILL, OR. 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.

James Taddy

Subscribed and sworn to before me this 31st day of January, 1996.



Jennifer R. Howe
Notary Public for Oregon
My Commission Expires: 12-4-99

CERTIFICATE OF POSTING

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for recording on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/fil /instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

After Recording return to:

Spencer, et al
419 Main Street
Klamath Falls, OR 97601

Name _____ Title _____
By _____ Deputy _____

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, 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 in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #8146

NOTICE OF DEFAULT.....

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 19/26

APRIL 2/9, 1996

Total Costs: \$505.60

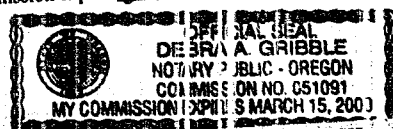
Subscribed and sworn before me this 9TH

day of APRIL 19 96

Debra A. Grizzle

Notary Public of Oregon

My commission expires MARCH 15 1996



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Spencer the 4th day
of June A.D., 19 96 at 3:19 o'clock P. M., and duly recorded in Vol. M96
of Mortgage on Page 16298

By Bernetha G. Letsch, County Clerk

FEE \$25.00

being the following amounts provided by said Section 86.753 of Oregon Revised Statutes: January 3, 1996 plus the interest thereon.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 10, 1996 at the hour of 10:00 a.m. standard time, as determined by Section 86.710 Oregon Revised Statutes, at 419 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction for the highest bidder for cash the interest in said described real property which the grantors had or had not the 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 interest accrued 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 the trustee's and attorney's fees not exceeding the