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STATE OF OREGON	) )	
COUNTY OF MULTNOMAH	)	

K-38993

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JON B. RUITER

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being first duly sworn,

Vol. Mgn\_Page

depose, say and certify that:

Ι.

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 trustee's notice of sale given under the terms of that certain trust deed made, executed and delivered by COMAC PROPERTIES, INC., an Oregon corporation, as Grantor, to TICOR TITLE INSURANCE COMPANY, as Trustee, to secure certain obligations in favor of STATE FEDERAL SAVINGS AND LOAN ASSOCIATION of Corvallis, Oregon, successor in interest to State Savings and Loan Association, as Beneficiary, dated April 11, 1983, and recorded April 21, 1983, in Volume M83, Page 6135, of the Mortgage Records of Klamath County, Oregon.

I gave notice of the sale of the real property described in the attached trustee's 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 at his or her respective last known address, to wit:

\*87 FE0 20

Ms. Norma E. Waggoner Co-Personal Representative of the Estate of Harry R. Waggoner 99897 South Bank Chetco Drive Brookings, California 97415

The notices so mailed were certified to be true copies of the original trustee's notices of sale by **Maureen R. Sloane**, attorney for said trustee named in said notice; such copies were contained in sealed envelopes with postage thereon fully prepaid, and were deposited by me in the United States post office at Portland, Oregon, on December  $\underline{30}$ , 1986. Said notices were mailed after the notice of default and election to sell described in said trustee's notice of sale was recorded and at least 120 days before the day the trustee conducts the sale.

Jorthonter

SUBSCRIBED and sworn to before me this \_30th \_ day of December, 1986.

Notary Public for Orego My commission expires: 12-19-90



OI.

PÀ Evelyn Bichn, County Clerk on Page 2745

Mortgages A.D., 19 \_\_\_\_\_ at \_\_\_ February oclock \_P\_\_\_M, and duly recorded m fill d for record at request of 2:02

STATE OF OREGON: COUNTY OF KLAMATH

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made executed, and delivered by COMAC PROPERTIES, INC., an Oregon corporation, as Grantor, to TICOR TITLE INSURANCE COMPANY, as Trustee, to secure certain obligations in favor of STATE FEDERAL SAVINGS AND LOAN ASSOCIATION of Corvallis, Oregon, successor in interest to State Savings and Loan Association, as Beneficiary, dated April 11, 1983, and recorded April 21, 1983, in Volume M83, Page 6135, of the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Inti-BAKCET Interested in this sale and having questions should control formula

NUT PARCEL 1 101 (1992) USING WELLAS append Literace A tract of land being Lot I and a portion of Lot 2 in Block 3 of Tract 1080, Literace WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly Literace following particularly and a portion of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lot 2 in Block 3 of Tract 1080, Literace of Lit

Beginning at the Southwest corner of said Lot I; thence North 00° 04' 50" East 195.00 feet to the Northwest corner of said Lot 1; thence continuing North 00° 04' 50" East 175.00 feet; thence South 89° 25' 10" East 300.00 feet; thence South 00° 04' 50" West 57.80 feet to the Northeast corner of said Lot 1; thence continuing South 00° 04' 50" West 195.00 feet to the Southeast corner of said Lot 1; thence North 89° 25' 10" West 300.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1976 in Deed Volume M-76 at page 1264; Microfilm Records of Klamath County, Oregon.

sounds and the costs and expanses of sale. Including the c PARCEL 2

A tract of land situated in Lot 2, Block 3, Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

County of Klamath, State of Uregon, more particularly described as follows: Beginning at a point on the Easterly right of way line of Washburn Way, said point being North 00° 04' 50" East 57.80 feet from the Northwest corner of Lot 1, Block 3; thence South 89° 25' 10" East 300.00 feet to the true point of beginning; thence South 89° 25' 10" East a distance of 100.08 feet to a point; thence South 89° 56' 30" East a distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, et ux., by Deed Volume M-77 at page 17511; thence South 0° 04' 50" West along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence North 89° 25' 10" West along said North line a distance of 151 76 feet to the thence North 89° 25' 10" West along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence North 0° 04 50" East a distance of 252.8 feet, wore of less to the boilt of pediutide charges and disbursements have us

ragather with interest thereon at the rate of is perfect par PARCEL 3

 A tract of land being a portion of Lot 2, Block 3, of Tract 1080, WASHBURN PARK,
in the County of Klamath, State of Oregon, being more particularly described as follows:
Beginning, at the Sousthwest corner of said Lot 2; thence North 00° 04' 50" West
(East) 57.80 feet to the true point of beginning; thence North 00° 04' 50" West (East) 96.35 feet; thence South 89° 56' 30" East 400.07 feet to the East line of said Lot 2; thence South 00° 03' 30" West 100.00 feet; thence North 89° 25' 10" West 400.08 feet to the true point of beginning. 210 310 300 spe April 561 1985

The real property is known as the Washburn Way Plaza Shopping Center, located at the intersection of Washburn Way and Crosby Avenue, in Klamath Falls, Oregon.

The FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION has been appointed receiver for State Federal Savings and Loan Association of Corvalis, Oregon, pursuant to 12 USC §§ 1464 and 1729 and has thereby succeeded to all rights and entitlements of said association. RICHARD A CANADAY, an attorney who is an active member of the Oregon State Bar, was appointed successor trustee by a certain instrument dated September 17, 1986, and recorded

October 8, 1986, in Volume M-86, Page 18424, of the Records of Klamath County, Oregon, and is now nested Mith all'the bowers of Stindeed by advertisement and safe; the default for which the forement are

Beneficiary has elected to sell said real property to satisfy the obligations sector to call

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Beneficiary has elected to sell said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure Ois made is the failure of Grantor to pay when due the following sums:

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- 유럽 아파트의 전1994 - 1년 성상(성상, 1월 1927), 마이철의 가장 (영문 가장), 문화물란 문문은 강화원한 문문가 가장하는 것	i scant i	er har via di Fr
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\$14 \$10.90 due April 20, 1707 $$14.51000$	lance due	•
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00° 05' 30" 20 est 100 00 feet theore North ade still March 50's 1880.		

feet; thence South 894 561 30" East 400.07 feet to the East line of said not at the watch sold.

(E B) 23:80 LOGE to fue tine hold of all, Beneficiary has declared the entire unpaid balance of all By reason of said default, Beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed, together with interest thereon, immediately due, owing and payable, said sums being the following to wit:

\$1,246,293.15, together with interest thereon at the rate of 14 percent per annum from July 26, 1984, until paid, plus late charges and disbursements made by Beneficiary to protect its interest in the above-described property, together with interest thereon at above-described rate from the date of each disbursement.

A notice of default and election to sell and to foreclose was duly recorded on November 10, 1986, in Volume M86, Page 20340, of the Records of Klamath County, Oregon.

NOTICE HEREBY IS GIVEN that the undersigned Trustee or Trustee's attorneys will, on NOTICE HEREBY IS GIVEN that the undersigned Trustee or Trustee's attorneys will, on Thursday, the 2nd day of April, 1987, at the hour of 11 a.m., Standard Time as established by ORS 187.110, at the main entrance to the Klamath County Courthouse, 316 Main 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 real property which Grantor had or had power to convey at the time of the execution by Grantor of said trust deed together with any interest which Grantor to the state. execution by Grantor of said trust deed, together with any interest which Grantor or the successors in interest to Grantor acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by Trustee, and reasonable attorney fees for Trustee's attorneys.

NOTICE IS FURTHER GIVEN that Grantor and certain other persons named in Chapter 86 of Oregon Revised Statutes have the right at any time prior to five days before Trustee conducts the sale to require that the foreclosure proceeding be dismissed and the trust deed reinstated by the payment of the entire amount due (other than such portion of the principal as would not be due had no default occurred) under the terms of said trust deed and the obligations secured thereby, including all costs and expenses actually incurred and Trustee's and attorney fees as provided by ORS Chapter 86

In construing this notice and whenever the context hereof so requires, the word "Grantor" Includes any successor in interest of Grantor as well as any other person owing an obligation the performance of which is secured by said trust deed and their successors in interest; the word "Trustee" includes any successor Trustee; and the word "Beneficiary" includes any successor in interest of Beneficiary named in trust deed.

Any person interested in this sale and having questions should contact Deborah Lewis,

Legal Assistant, at 224-5858. SEFERIC DECENT AD CAUCIFICS CO MIL November, 11, 1986. DATED at Portland, Oregon, November, 11, 1986. Notidade Second at Portland, Oregon, Oregon, Construct the Longense ASSOCIATION of Corvellis, Oregon, successor in Interest to Kerpevilge in Con-Beneficiary, dated April 11, 1983, and recorded April 21, 1983, in Volume MD. Instast, to secure certain oprodutions in favor of S. Richard A. Canaday, Trustee BoleLauce is used to cuat certain trast deed "Portland, Oregon 97204-3699 DEBORAH LEWIS, UNIZLEE, Z MOLICE OF SVIE MILLER, NASH, WIENER, HAGER & CARLSEN Telephone: (503) 224-5858 <u>962.2</u> 111 S.W. FIFTH AVENUE PORTLAND, OREGON 97204-3699

TATE OF OREGON: COUNTY OF KLAMATH:

SIAL	Of ONLIGHT			김 가장 전 관람이 있는다.	the	20th	_ day
Filed for	or record at reques	it of	37 at 2:02	o'clock P_M.,	and duly recorded in	VolM	<u>87_</u> ,
of	February	A.D., 19	Mortgages	on Page	2745	n	
		ot		Evelyn Bieh	in, County Clei	rk and the	3
FEE	\$13.00			Ву		~	

SS.