

K-38993

71596**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

STATE OF OREGON)
) SS
 COUNTY OF MULTNOMAH)

I, JON B. RUITER, 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 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:

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 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.

Jon B. Ruiter

SUBSCRIBED and sworn to before me this 30th day of December, 1986.



Pamela M. Reynolds

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

87 FEB 20 PM 2 02

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 is made is the failure of Grantor to pay when due the following sums:

\$14,810.90	due August	26, 1984	\$14,810.90	due June	26, 1985
\$14,810.90	due September	26, 1984	\$14,810.90	due July	26, 1985
\$14,810.90	due October	26, 1984	\$14,810.90	due August	26, 1985
\$14,810.90	due November	26, 1984	\$14,810.90	due September	26, 1985
\$14,810.90	due December	26, 1984	\$14,810.90	due October	26, 1985
\$14,810.90	due January	26, 1985	\$14,810.90	due November	26, 1985
\$14,810.90	due February	26, 1985	\$14,810.90	due December	26, 1985
\$14,810.90	due March	26, 1985	\$14,810.90	due January	26, 1986
\$14,810.90	due April	26, 1985	\$14,810.90	due February	26, 1986
\$14,810.90	due May	26, 1985	and the remaining balance due March 26, 1986.		

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 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 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 and by curing any other defaults stated herein.

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.

DATED at Portland, Oregon, November 11, 1986.

ORIGINAL

AFTER RECORDING RETURN TO
DEBORAH LEWIS
 MILLER, NASH, WIENER, HAGER & CARLSEN
 111 S.W. FIFTH AVENUE
 PORTLAND, OREGON 97204-3699

Richard A. Canaday
Richard A. Canaday, Trustee
 111 S.W. Fifth Avenue
 Portland, Oregon 97204-3699
 Telephone: (503) 224-5858

SSJE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 20th day
 of February A.D., 19 87 at 2:02 o'clock P M., and duly recorded in Vol. M87,
 of _____
 on Page 2745
 of _____
 Mortgages

Evelyn Biehn,
 By _____

County Clerk

FEE \$13.00