K-38993 AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF Page_ 2748 71597 AND COMPLIANCE WITH ORS 57.075

STATE OF OREGON

) 55 COUNTY OF MULTNOMAH)

I, RICHARD A. CANADAY, being first duly sworn, depose, say, and certify that:

At all times hereinafter mentioned I was and now am the trustee of the trust deed referred to in the attached original notice of sale. I am the person initiating the proceeding for foreclosure of said trust deed by advertisement and sale. COMAC Properties, Inc. ("CORPORATION") is a dissolved Oregon corporation. It has been less than five years since the issuance of a notice or certificate of dissolution, or the filing of a decree of dissolution, regarding CORPORATION. I gave notice of the sale of the real property described in the attached notice of sale by mailing copies thereof by both first class and certified mail with return receipt requested to each of the following-named persons at his respective last-known address, to wit:

- (a) Oregon Corporation Commissioner Agent for COMAC Properties, Inc. a Dissolved Corporation Commerce Building 158 12th Street, N.E. Salem, Oregon 97310
- The last-registered office of CORPORATION as shown by the records on (b) file in the office of the Oregon Corporation Commissioner, to wit:

COMAC Properties, Inc. c/o Mr. Thomas Coleman, President 1081 Hyde Park Santa Anna, California 92705

The address or addresses of use which I, on the basis of reasonable inquiry, (c) have reason to believe is or are most likely to result in actual notice, to

COMAC Properties, Inc. c/o Mr. Thomas Coleman, President 617 West Orion Santa Anna, California 92707

Enclosed in the certified envelope addressed to the Oregon Corporation Commissioner was a check payable to the order of the Oregon Corporation Commissioner in the amount required by law. Enclosed in each of the envelopes addressed as stated in (b) and (c) above was a copy of this executed affidavit. The notices of sale so mailed were certified to be true copies of the original notice of sale by me. Said notices of sale were contained in sealed envelopes with postage thereon fully prepaid and were deposited in the United States post office at Portland, Oregon, on November []]. 1986. Said notices of sale were mailed after the notice of default and election to sell described in said notice of sale was recorded at least 120 days before the day of the sale.

Richard A. Canaday, Trustee

The foregoing affidavit was subscribed, sworn to, and acknowledged before me this _//+ day of November, 1986, by Richard A. Canaday.

anara, Notary Public for Ope

My commission expire

TRUSTEE'S NOTICE OF SALE

2749

Reference is made to that certain trust deed made is executed, and delivered by COMAC PROPERTIES, INC.; any 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: Moneuper 11 1000

BAUCELI Rencharg names in this sale and having questions should contact that contact PARCEL I A tract of land being Lot Bend and a portion of Lot 2 in Block 3 of Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows: 061 ter

Beginning at the Southwest corner of said Lot 1; thence North 00° 04' 50" East 195.00

feet to the Northwest corner of said Lot 1; thence continuing North 00° 04' 50" East 57.80 11 feet; thence South 89° 25' [0" 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 899 256 10" West 300.00 feet to the point of beginning. े ः भ

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. PARCEL 2 stop a contract and the costs and expenses of sale, including the cost and expenses of sale and the costs are costs and the costs and the costs are costs and the costs and the costs are costs and the costs are costs ar

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: 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 899.56' 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 151.00 feet to the Southeast corner of Lot 1, Block 3; thence North 0° 04 50" East a distance of 252.8 feet, more or less, to the point of beginning eact peop proberty, redetue, with interest the set of the point of beginning exclose and disparsements made by Briefle

DAUCET 3 15, rogather with Interest thereon at the rate of 14 gergent per summer to

A tract of land being a portion of Lot 2, Block 3, of Tract 1080, WASHBURN PARK,

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 Se 1882 900 the telescond point of and the temaining balance . fla'sigrad dne vbij Set 1383

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 Corvallis, 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 vected with all the powers of Trustee vested with all the bowers of Line to Lark when due the following curve and the following curve at such the following curve at such the following curve at a Benaficiary has elected to sell said real property to satisf, the childstroughter as and

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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

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

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due 010 90 due	August 26, 1984	\$14,810.90 due July 45 () 26, 1985 \$14,810.90 due July 45 () 26, 1985 \$14,810.90 due August 226, 1985 \$14,810.90 due September 26, 1985
514,010,70, 30 due	September 26, 1984	14,010,90 due August 26, 1985
\$14,010.70 due	October 26, 1984	514,010.70 due September 26, 1985
\$14,810.90 due	November 26, 1984	Did, 010, 26, 1985
D14.010.20 0.21	2242 22322 2342 23 262 4980 232	D14,010.70
\$14,810,90 due \$14,810,90 due \$14,810,90 due \$14,810,90 due	January 26, 1985	\$14,810.90 due November 26,1985 \$14,810.90 due December 26,1985 \$14,810.90 due January 26,1986 \$14,810.90 due February 26,1986
\$14,810.90 000	Eabruary 26, 1985	\$14,810.90 due January 26, 1986
\$14,810.90 oue	March 26, 1985	\$14,810.90 due February 26, 1986 \$14,810.90 due February 26, 1986
¢17 810 006		
\$14,810.90 due	April 26 1985	and the remaining balance due March 26, 1986 or to the true to the March 26, 1986 or to the true to the
\$14,810.90 due	INIAY COLOR MOTIF BAU SPA D	March 26, 1986.

(set) mence Sputh 839 56, 30" East 400.02 lost to the East Hon of March 50, 1300 By reason of said default, Beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed, together with interest therein, 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. The set a discussion as the set of the set Hee a distance of 151.36 feet feeters

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. Hence South 00, 04, 20, Mee. 1 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,

ATED at Portland, Oregon, November 11, 1986. Legal Assistant, at 224-5858. ASSOCIATION of Corvallis, Creation, and consist in interest to first Jacob Configuration and Configura BRODER I O B I G I N'A Lignou' as Grautor' to HITSW Fifth Avenue VICE Beletouce a made to that certain thest good "Portland, Oregon 97204-3699: Telephone: (503) 224-5858

TRUSTEE'S NOTICE OF SALE

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MILLER, NASH, WIENER, HAGER & CARLSEN ATTORNEYS AND COUNSELORS AT LAW

3500 U.S. BANCORP TOWER III S. W. FIFTH AVENUE

PORTLAND, OREGON 97204-3699

G. TODD NORVELL PETER C. RICHTER ROBERT S. MILLER NORMAN J. WIENER ORVAL O. HAGER CLIFFORD N. CARLSEN, JR. DONALD A. BURNS RICHARD A. CANADAY RICHARD A. CANADAY RICHARD A. CANTLIN M. CHRISTIE HELMER M. CHRISTIE HELMEH GRAHAM M. HICKS DAVID C. CULPEPPER JAMES N. WESTWOOD J. BARRETT MARKS⁴ DENNIS R. RAWLINSON DONNA M. CAMERON CUNTIS W. CUTSFORTH MATINICE O. GEORGES MAURICE O. GEORGES MARK C. MCCLANAHAN DONALD R. HOLMAN KENNETH W. HERGENHAN WILLIAM S. CROW HARVEY C. BARRAGAR GERALD A. FROEBE COMBAD L. MCORE JOHN J. DEMOTT BRUCE A. RUBIN THOMAS C. SAND MICHAEL E. ARTHUR CONRAD L. MOORE MICHAEL E. ANTHUR JOHN A. LUBKY STEVEN O. ROSEN KEVIN D. PADRICK JOHN W. OSBURN JOHN F. NEUPERT MARY ANN FRANTZ DONALD P. SOURGEOIS R. ALAN WIGHT FRANKLIN CABLE J. FRANKLIN CABLE RICHARD A. EDWARDS DAVID M. MUNRO JOHN R. BAKKENSEN CLYDE H. MACIVER®® LOUIS B. LIVINGSTON

JOHN W. HILL

TELEPHONE (503) 224-5858 TELEX 384482 KINGMAR PTL TELECOPY (503) 224-0155

> COUNSEL JOHN D. BURNS JAMES B. RUYLE

SEATTLE OFFICE 6500 COLUMBIA CENTER 701 FIFTH AVENUE SEATTLE, WASHINGTON BBIO4-7075 TELEPHONE (206) 622-8484

November 17, 1986

MARK A. ANDERSON® JEFFREY D. AUSTIN SYBIL R. BARRIER JOYCE M. BERNHEIM® PAUL SLAYLOCK, M.D. RECE BLY DAND W. BROWN STEPHEN K. BUSHONG GREGORY A. CHAIMOV BRIAN B. DOHERTY JEFFREY J. DRUCKMAN JAMES F. DULDICH MARGARET FIORINO JONATHON L. GOODLING WILLIAM R. GOUGER MULTIAM R. GOUGER DAVIO W. BROWN WILLIAN R. GOODEN DAVID N. GOGGAN BROOKS E. HARLOWG'S STEVEN N. HEDBERG'S UNID G. HENRY CAROLYN E. WELLS' CAROLYN E. WELLS' DAVID W. HERCHER HARLAN EDWARD JONES' DAVID WU

GENE D. KENNEDY WILLIAM R. KNUTHS VICTORIA J. KRISCH THOMAS E. LINDLEY JAOLUIN M. B. LLOYD LINDA L. MARSHALL⁴ MICHAEL W. MELTZER JEFFREY S. MERRICK ERICH W. MERRILL, JR ERICH W. MERMILL, JR. P. CDNOVER MICKIEWICZ D. CRAIG MIKKELSEN JEFFREY B. MILLNER EVERET R. MORELAND MICHAEL W. MORMAN YOHN F. PURCELL MAUREEN R. SLOANE MAUREEN H. SLUANE JEFFREY C. THEDE" FRANCIS L. VAN DUSEN, JR!" WILLIAM H. WALTERS CAROLYN E. WELLS"

2751

PADMITTED IN OREGON AND WASHING

Oregon Corporation Commissioner Agent for COMAC Propertis, Inc. a dissolved corporation Commerce Building 158 12th Street, N.E. Salem, Oregon 97310

Subject:

FSLIC as Receiver for State Fed Trust Deed Foreclosure Proceedings against COMAC Properties, Inc. State Fed Loan No. 155005844

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Gentlemen:

The enclosed notice of trustee's sale is given to you pursuant to the provisions of ORS 86.740(1) which require such notice of sale to be mailed by registered or certified mail to the last-known address of the following persons, or their legal representatives, if any:

> The grantor in the trust deed; (a)

Any successor in interest to the grantor (b)

whose interest appears of record, or of whose interest the trustee or the beneficiary has actual notice; Any person having a lien or interest

subsequent to the trust deed if the lien or interest (c) appears of record or the beneficiary has actual notice of the lien or interest; and

(d) Any person requesting notice as provided in ORS 86.785.

If you have any questions concerning this foreclosure, please contact Deborah Lewis at (503) 224-5858.

> Very truly yours, RICHARD A. CANADAY Richard A. Canaday Trustee

MILLER, NASH, WIENER, HAGER & CARLSEN ATTORNEYS AND COUNSELORS AT LAW 3500 U.S. BANCORP TOWER III S. W. FIFTH AVENUE

PORTLAND, OREGON 97204-3899

TELEPHONE (503) 224-5858

G. TODD NORVELL PETER C. RICHTER DONALD A. BURNS RICHARD A. CANADAY RICHARD A. CANADAY RICHARD A. CANATLIN M. CHRISTIE HELMER ORAHAM M. MICKS DAVID C. CULPEPER JAMES N. WESTWOOD J. SARRETT MARSP DENNIS F. RAWLINSON DONNA M. CAMERON JONN J. DEMOTT BRUCE A. RUSIN THOMAS C. SAND MICHAEL E. ARTHUR JOHN A. LUSKY STEVEN O. ROSEN NEVIN D. PADRICK JOHN M. OSBURN MICHAEL M. STEVEN STEVEN O. ROSEN HEVIN D. PADRICK JOHN K. NELPERT MARY ANN FRANTZ DONALD P. BOURDEDIS

TELEX 364462 KINGMAR PTL TELECOPY (503) 224-0155 COUNSEL

JOHN D. BURNS JAMES B. RUYLE

SEATTLE OFFICE SEAT ILE OFFICE 6500 COLUMBIA CENTER 701 FIFTH AVENUE SEATTLE, WASHINGTON SBID4-7075 TELEPHONE (206) 622-8484

November 17, 1986

MARK A. ANDERSON[®] JEFFREY D. AUSTIN SVBIL R. BARRIER JOYCE M. BERNHEIM[®] PAUL BLAYLOCK, M.D. RECE BLY DAVID W. BROWN RECE BLY DAVID W. BROWN BTEPHEN R. BUBHOND BRENNEN R. BUBHOND BRIAN B. DOMERTY BRIAN B. DOMERTY J. DECKMANN MELINDA S. EDENS MARGARET FIORNO MELIAM R. GOUGER MANID M. GROGAN BROOKS E. MARLOWS STEVEN M. HEDBERGS LOUIS G. HENRY DAVID W. HERCHER HARLAN EDWARD JONESS

GENE D. RENNEDY WILLIAM R. KNUTHS VICTORIA J. RINSCH THOMAS E. LINDEY JACIA L. MARSHALL® MICHAEL W. MELTZER JEFTRY E. MERRICH E. CONVER MICHIEWCZ D. CRAIG MIRKELSEN J. CRAIG W. MORELAND MICHAEL W. MOSHAN JOHN F. PURCELL MAUREN R. SLOAME JEFTREY C. THEDI MILLIAM H. WAITERS MILLIAM H. WAITERS MILLIAM H. WAITERS MERCCA S. WILSON DAVID WI

& ADMITTED IN ORECON AND WASH

ROBERT S. MILLER FRANK E. NASH NORMAN J. WIENER ORVAL O. HAGER JULFFORD N. GARLSEN, JR. JOHN W. HILL CURTIS W. GUEORGES MARK G. W. GUEORGES MARK G. W. HOLMAN MENETH W. HERGENHAN WILLIAM B. CROW MARVET G. FROEBE CONRAD L. MOORE DEAN D. DECHAINES R. ALON WIGHT DOGOLAS M. RAGEN JFRANKLIN CABLE JFRANKLIN CABLE JICHARD A. EOWARDS JOHN M. BAKKENSEN JCHDE H. MACIVERSES LOUIS B. LIVINGSTON COMAC Properties, Inc. c/o Mr. Thomas Coleman, President 1081 Hyde Park Santa Anna, California 92705

Subject:

FSLIC as Receiver for State Fed Trust Deed Foreclosure Proceedings against COMAC Properties, Inc. State Fed Loan No. 155005844

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(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; Any person having a lien or interest subsequent to the trust deed if the lien or interest

appears of record or the beneficiary has actual notice (d) Any person requesting notice as provided in of the lien or interest; and

ORS 86.785.

If you have any questions concerning this foreclosure, please contact Deborah Lewis at (503) 224-5858.

Very truly yours,

RICHARD A. CANADAY

Richard A. Canaday Trustee

2752

MILLER, NASH, WIENER, HAGER & CARLSEN ATTORNEYS AND COUNSELORS AT LAW

3500 U.S. BANCORP TOWER III S. W. FIFTH AVENUE PORTLAND, OREGON 97204-3699

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TELEPHONE (503) 224-5858 TELEX 364462 KINGMAR PTL TELECOPY (503) 224-0155

> COUNSEL JOHN D. BURNS JAMES B. RUYLE

SEATTLE OFFICE SEATTLE OFFICE 6500 COLUMBIA CENTER 701 FIFTM AVENUE SEATTLE, WASHINGTON SBIC4-7075 TELEPHONE (206) 622-8484

November 17, 1986

HARK A. ANDERSON^S JEFFREY D. AUSTIN STBIL R. BARRIER JOYCE M. BERNIKEIN^S JOYCE M. BERNIK BRAN B. COMENTI JANES F. DULDEN JEFFREY J. DRUGMAN JEFFREY J. DRUGMAN JEFFREY J. DRUGMAN JEFFREY G. CONOVER MARCAREN F. TORNIN JONATION J. GOODLING JONN F. PU UNLIDIN. GROGAN STEVEN M. HEDERG^S MARLAN EDWARD JONES^S AND WU GARNOT WILLIAM H.

GENE D. KENNEDY WILLIAM R. KNUTHS VICTORIA J. KRISCH THOMAS E. LINDLEY JAOLUIN M.B. LLOYD LINDA L. MARSHALL⁹ MICHAEL W. MERTILLJR. ERICH W. MERTILLJR. D. CRAIG MIKRELSEN JEFFREY B. MILINER EVERET R. MORELAND MICHAEL W. MOSMAN JCHAFL W. PURCELL EVERETT R. MOREAN MICHAEL W. MOSMAN JCHN F. PURCELL MAUREEN R. SLOANE JEFFREY C. THEDE[®] FRANCIS L. VAN OUSEN, WILLIAM H. WALTERS CARCUYN E. WELLS[®] REBECCA S. WILSON SADNITTED IN OREGON AND WASH

2753

COMAC Properties, Inc. c/o Mr. Thomas Coleman, President 617 West Orion Santa Anna, California 92707

Subject:

FSLIC as Receiver for State Fed Trust Deed Foreclosure Proceedings against COMAC Properties, Inc. State Fed Loan No. 155005844

Gentlemen:

The enclosed notice of trustee's sale is given to you pursuant to the provisions of ORS 86.740(1) which require such notice of sale to be mailed by registered or certified mail to the last-known address of the following persons, or their legal representatives, if any:

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 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 provided in

ORS 86.785.

If you have any questions concerning this foreclosure, please contact Deborah Lewis at (503) 224-5858.

Return to: Miller, Nash, Wiener, Wight Wery truly yours,

111 SW Fifth Ave. Portland, Oregon 97204 Portland, oregon 97204 Attn: Deborah Lewis Richard A. Canaday Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ·SS.

20th day the _ o'clock _P__M., and duly recorded in Vol. M87___ Filed for record at request of A.D., 19 87 at 2:02 _ on Page ____ 2748 February of. County Clerk Mortgages of _ In Evelyn Biehn, By