

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

71598

Vol. M87 Page 2754

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

JON B. RUITER

I, _____, 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.

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.

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:

Bowser Boutique
c/o Mr. Steven D. Ayers
Party of Interest
2515 Pershing Way
Klamath Falls, Oregon 97601

Merry Maid
c/o Mr. Chuck Nelson, Owner
2615-A Washburn Plaza
Klamath Falls, Oregon 97601

Jo-Lee's abn
c/o Ms. Joan Scott
Party of Interest
3918 Gregory Drive
Klamath Falls, Oregon 97601

Jo-Lee's, abn
c/op Mr. Evan L. Scott
Party of Interest
3918 Gregory Drive
Klamath Falls, Oregon 97601

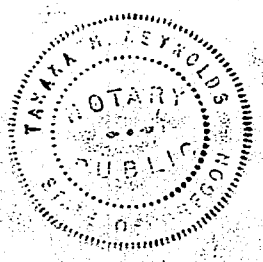
87 FEB 20 PM 2 02

The notices so mailed were certified to be true copies of the original trustee's notices of sale by Richard A. Canaday, the 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 November 26, 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.

Jan B. Ginter

SUBSCRIBED and sworn to before me this 26th day of November, 1986.

Barbara M. Reynolds
Notary Public for Oregon
My commission expires: 12-19-86



STATE OF OREGON: COUNTY OF KUMAMAH

TRUSTEE'S NOTICE OF SALE

2756

Reference is made to that certain trust deed made, executed, and delivered by COMAC PROPERTIES, INC., an Oregon corporation, as Grantor, to TIGOR 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:

PARCEL 1

PARCEL

A tract of land being Lot 1 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:

Beginning at the Southwest corner of said Lot 1, feet to the North;

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 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 that passing through its Department.

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

PARCEL 2 A tract of land, more or less, containing 1.00 acre, more or less, situated in the County of Klamath, State of Oregon, and being more particularly described as follows:

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 the

being North 00° 04' 50" East, 57.00 feet to the Easterly right of way line of the

there being North 00° 04' 50" East, 57.00 feet to the Easterly right of way line of the

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:
Beginning at a point on the Easterly right of way line of the
being North 00° 04' 50" East 57.00 feet to the

thence South 89° 25' 10" East 300.00 feet from the Northwest corner of Lot 1, Block 3; distance of 51.67 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 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 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.

PARCEL 3: 3.121 acres, more or less, described as follows:

A tract of land being a portion of Lot 2, Block 1, Parcel 3, in the County of San Diego, California, containing approximately 0.16 acres, more or less, East a distance of 252.8 feet,

Beginning at the Southwest corner of said Lot 2; thence South East 57.80 feet to the true point of beginning.

feet; thence South 89° 56' 30" East 400.07 feet to the East line of said Lot 2; thence North 00° 04' 50" West 96.35 feet to the true point of beginning; thence North 00° 04' 50" West 400.08 feet to the true point of beginning.

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.

§§ 1464 and 1729 and has thereby succeeded to all rights and entitlements of the late RICHARD A. CANADAY, an attorney at law, Corvallis, Oregon, pursuant to the will of the late RICHARD A. CANADAY, an attorney at law, Corvallis, Oregon, dated at Corvallis, Oregon, on the 11th day of March, 1964.

8, 1986, in Volume M-86, Page 18424, of the Records of the Oregon State Bar, with all the powers of Trustee.

born 1842, of the Records of Klamath County, Oregon, and is now

332

0124

(continued)

11-20-91 10:00 AM

0329

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

DEBORAH LEWIS

MILLER, NASH, WIEBER, HAGER & CARLSEN
111 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204-3699

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

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,
on Page 2754
of Mortgages
Evelyn Biehn, County Clerk
By _____

FEE \$17.00