AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

K-38993

71598

STATE OF OREGON)) COUNTY OF MULTNOMAH)

JON B. RUITER

, being

Vol. Mg1 Page

1070

I, first duly sworn, depose, say and certify that:

SS

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

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 nameu in salo 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 trusteels notice of sale was recorded and at least 100 described in said trustee's notice of sale was recorded and at least 120 days before the day the trustee conducts the sale.

Jan & Gunter

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

Notary Public (for Øregon My commission expires: /2-19-86



LEF \$17.00

¢

DA OI. Filed for exceed at request of **February** Evelyt Blehn, MOLLEBRES A.D., 19 <u>87</u> at Change Cray cn Page -----2754 5:05 P. M. and duly recure to OCIOCK S STATE OF OREGON: COUNTY OF KLAMATH

POFIL-HE, CREEDE WILL BE

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 TICORATITLE 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 ASSUCIATION of Corvans, 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

Interest W denser interested in this sale and having questions should contain

A tract of land being Lot I and a portion of Lot 2 in Block 3 of Tract 1080, A tract of land being Lot Peand a portion of Lot 2 in Block 3 of Tract 1080, beild as follows: Peach of Klamath, State of Oregon, more particularly Beninning of the Solities, of County of State of Oregon, more particularly

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; mence North our of 20 (Last 172.00) Northwest corner of said Lot 1; thence continuing North 00°:04'50" East 57.80 feet to the Northwest corner of said Lot 1; thence continuing North UV-U4 >U" Last >/.&U 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 57.80 feet to south portuge of the said Lot 1; thence continuing South 00° 04' 50" West 195.00 feet to the Southeast corner of said Lot 1; mence commung source of West 300:00 feet to the point of beginning. Corner of said Lot 1; thence North 899 25* 10" West 300:00 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and

EXCEPTING THEREFROM Inat portion conveyed to the state on oregon, by and through its Department of Transportation, Highway Division, Fecorded August 16, 1976 in through its Department of Transportation, mignway Division, records of Klamath County, Oregon, Deed Volume M-76 at page 1264, Microfilm Records of Klamath County, Oregon, Developed to the county of the secure pie at rough **DARCET** 13 criter secured and the costs and expenses of sale including to the costs and expenses of sale including to the costs and expenses of the proster of the costs and expenses of the costs and

A tract of land situated in 1 ot 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 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 Northwest corner of Lot 1, Block 3; 89° 25' 10" East a distance of 100.08 feet to the point; thence South 89° 56' 30" East a distance of 51167 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, at it w hy Deed Volume ML77 at name 17511? thence South 0° 04' 50" West along the West et ux., by Deed Volume M-77 all page 17511; thence South 0.04, 50" West along the West et ux.; by Deeg volume wi-77 at page 17511; thence south of U4 SU west along the west line of last mentioned parcel a distance of 253,26 feet to the North line of Crosby Avenue; line of last mentioned parcel a distance of 255-26 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 Gesciped bibberty, roderper with bibliost feet, 151.76 feet to the 151.76 feet to the point of beginning Gesciped bibberty, roderper with bibliost feet, 252.80 feet, bibliost for the point of beginning Gesciped bibberty roderper with bibliost feet, 252.80 feet, bibliost for the point of beginning feet of the point of the point of beginning feet bibliost for the point of the point of beginning feet bibliost for the point of beginning feet of the point of beginning feet bibliost for the point of beginning

DEVECT 33.15, together with interest thereas at the role of the percent per construction of the interest of the barrow and disbursoments made by Brighter

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

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

The FEDERAL SAVINGS AND LOAN INSURAINCE 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. 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 Vested with all the powers of Trustee, is a vertee of the Records of Klamath County, Oregon, and is now vested with all the bowers of Tratee. ay when due the following sums: Octoper 8, 1489, 10 Konne wied by advertisement and sale, the default for which the

Beneficiary has elected to sell said real property to satisfy the daligations occurrence and Land to targetime call dood by advertisement and salm the definite for which the targetime said dood by advertisement and salm the definite for which the targetime set of the second second

5324

. she<u>r</u>et a' 0; see

0

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:

and a setthe l	allure of G	1. State - 1	e 38938 - ~			June Line	20, 1707
	19 AURES		CELERAD	iog/ USU	\$14,810.90	due June due July due August due September	26 1985
L. A BRARES &	ະເວລີເວັດດ ^{ະເຊ}	due Augus	t 26,	1704	1 / 910 90	due July	20, 1005
White areas we will 2	14,810.90		mber 26.	1984	14,010.00	August	26, 1965
· Peterodule Max 한다니는 · 한다니는 등을 다니는 · 한다니는 등을 다니 · · · · · · ·	14 810.90	due Septer	0A 20G 00	109/10 010	\$14,810.90	G -tombol	· 26 1985
	, ain 90	due Octob	er 20,	1704 No 2204	¢1/1810.90	due September	20, 1985
a sa baha sa kuta 🖞	14,010.70		nher 26.	1984		die October	26, 1707
	14.010.7.9		17 B. L. L. C. C. L. V	1904	· · · · · · · · · · · · · · · · · · ·	- Navomnei	
- 00 F	00 010 90	due Decer	nber 20,	1005	¢14 B10.90	due September due October due November due December due January due February	26 1985
	514,010.70		rv 26,	1982		due December	20, 1702
4	14.810.90	due Janua	200 0.52	1985	\$14,010.70	VTennet	26, 1980
a ay ng balana	10 010 90	due Febru	ary 20,	1985 ^{nLU}	\$14.810.90	due February	26 1986
	1 14,010.70	Marcl	h ²⁰ 1926;	1982	41 (010 90	due February	20, 1700
3.H** *							
and the second	a 10 90	due April	20,	1005	and the rer	naining balance	Tay ing san the
	J14,010.70	duo Mav	26,	1907	A	1986.	and the second sec
៤ខ្មរព្រំពាត់ ព្រះ ១៨ ត្រៃ ។	\$14,810.90	due may	JCS MOLEP	1 899 991 14	March 20,	naining balance 1986: Solution	지금 사람이 물건하는 것
				•		경험되었는 사람 연습 것 같아. 가지 않는 것 같아.	

(E93) 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 obligations secured by said trust deed, together with interest thereon, immediately due, owing and Teat; thence South 899 S6' S0" East 400.07 feet to the East line of

ouigations secured by said trust deed, together with interest thereon, inmediately payable, Said sums being the following, to wit: pound uses battengath descripted at the trust of the following, to wit:

5;246,293.15, together with interest thereon at the rate of 14 percent per annum from \$1,246,255.15, 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 187110, 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 payment of the entrie amount one tother than such portion of the principal as mono notice one 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 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,

istant, at 224-3838. DATED at Portland, Oregon, November 11, 1986. Legal Assistant, at 224-5858. 1001 31 10 10 10 ADIDU - 1

AND THE PARTY OF AND THE PARTY	CLUE IN INTELESS Chief and G. Canaday, Trustee and a cluster of 11 S.W. Fifth Avenue Calor received uportland, Oregon 97204-3699 Telephone: (503) 224-5858 21EE 2 MOLICE OF 3V IE	VIVA 121 M Jese G
DEBURIER MAGER & CARLSEN	SPEC'S NOTICE OF SALE	.526
PORTLAND, OREGON 97204-3699		an an Alba An Anna An An Anna An
STATE OF OREGON: COUNTY OF KLAMATH:	ss the 20th	day M87 _,

Filed for record at request of	
--------------------------------	--

\$17.00 FEE