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STATE OF OREGON

# Vol. 181 Page 2758

COUNTY OF MULTNOMAH

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

38993 AFFIDAVIT OF MAILING TRUSTEE'S NUTICE OF SALE AND COMPLIANCE WITH ORS 57.075

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. Ore-Cal General Wholesale, 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 Ore-Cal General Wholesale, Inc. a Dissolved Corporation Commerce Building . 158 12th Street, N.E. Salem, Oregon 97310

(b) The last-registered office of CORPORATION as shown by the records on file in the office of the Oregon Corporation Commissioner, to wit:

Ore-Cal General Wholesale, Inc. c/o Mr. Donald R. Waggoner Registered Agent 1893 Del Moro Klamath Falls, Oregon 97601

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

Ore-Cal General Wholesale, Inc. c/o Mr. Donald R. Waggoner **Registered** Agent 1893 Del Moro Klamath Falls, Oregon 97601

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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 December 🤦 , 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

All Minimum Marine NOTA foregoing affidavit was subscribed sworn to and acknowledged before me this 2nd day of Deceme of December, 1985, by Richard A. Canaday. 

imara Notary Public for Or

12619-86 My commission expires:

#### TRUSTEE'S NOTICE OF SALE

2759

Reference is made to that certain trust deed made, lexecuted, 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 FEDERALS 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: MOASUPPEL 11, 1989.

Legal Assistant, at 224-5858-

butcerary person interested in this sale and having questions should be the

WASHBURN<sup>®</sup>PARK, in<sup>©</sup> the<sup>®</sup> County<sup>®</sup> of Klamath, State<sup>®</sup> of <sup>®</sup> Oregon, more particularly <sup>Be</sup> described as follows: is second placed on the county of t

<sup>110</sup> <sup>104</sup> <sup>105</sup> <sup>10</sup>

<sup>2316</sup> 10 EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and of 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. 199000013 County of Instein and Leasoneppe strough tene for Instance of County.

abby By CET 5. 1907 second and the costs and expenses of sale, including the

A tract of land situated in Lot 2, Block's, 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 the true 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 Southeast corner of Lot T, Block's; thence North 0° 04' 50" East a distance of 252.8 feet, more of less, to the point of beginning. George bubbert. To derive any interact of 252.8 feet, more of less, to the point of beginning. George bubbert.

DARCEE, 201.15, together with interest thereon at the rate of 14 percent provides

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:

(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. 21 ° 10.30 Gee West 30° 1332 sug restantion of the true point of 21° 610.30 Gee West 32° 1332 sug restantion of the true point of

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 vested with all the powers of Trustee of a metric of the top of contract of side and the county of the second side of the side of the top of the county of the side of the side of the county of the side of the county of the side of the side of the county of the side of

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(1987) 2 Bill reason of said default, Beneficiary has declared the entire unpaid balance of all pertructudi \$14,810.90 due May 20,12 (1990) 00,037 00, Mest 100,00 1994; (1990) 00,037 Teet: thence South 89% 56. (On East 400,07 Feet to the East line of

obligations secured by said default, toeneliciary 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: paud wore barrier to an and the secure of the payable of the said sums being balance of payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the payable of the said sums being balance of the said sums being balance of the payable of the said sums being balance of the said sums balance of the said sums being balance of the said sums balance of the said sums being balance of the said sums balance of the said sums being balance of the said sums balance of th \$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

bucet is interest in the above-bestived property, together with interest of above-described rate from the date of each disbursement. Base a givenue above

A notice of default and election to sell and to foreclose was duly recorded on November 10, NOTICE HEREBY IS GIVEN that the Undersigned Trustee or Trustee's attorneys will, on 1986, in Volume M86, Page 20340, of the Records of Klamath County, Oregon. Thursday the 2nd day of April, 1987, at the phour of 1 la.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 cash the interest in said real property which transformed 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 Execution by Grantor or sale 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. Solidule charge by trustee, and reasonable acturity rees for trustees acturitys. of Oregon Revised Statutes have the right at any time prior to five days before Trustee conducts the

of Oregoin Newseu Statutes have the right at any time provide true uays before trust deed reinstated by the sale to require that the foreclosure proceeding be dismissed and the trust deed reinstated by the pare to require that the foreclosure proceeding be distinance and the trust been remistated 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 entire amount our tother than such portion of the principal as would not be use may not default occurred) under the terms of said trust deed and the obligations secured thereby, including all ueraule occurred under the terms of sale trust deed and the ourgations secured thereby, including and 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. Such as ponce of the defaults stated herein. u uy curing any other usiants stated nerenia. (Set 10 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 a bout our of fors ju Black a bout our of fors ju Black a bout of the second second and bout our of the second s Let  $e_{\text{Loc}}$  be the set of t

Legal Assistant, at 224-3838. Logal Assistant, at 224-3838. Novidea in a DATED at Portland, Oregon, November 11, 1986. Novideas Scould of Kinnerh County, Oregon, Construction in Administry Resolution of County in Kinnerh County, Oregon, and Island and the Leilender Administry Novideas Scould of Kinnerh County, Oregon, In Island of St. 109, in Administry Value of States of State V Este -1 V220CIV LIUM OF COMPANY OF A CONTROL OF A CO Beletence is made to concertain cuts: geed in Portland; Oregon 97204-3699 PROPERTIE

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

ROBERT S. MILLER FRANK E. NASH NORMAN J. WIENER ORVAL O. HAGER CLIFFORD N. CARLSEN, JR. JOHN W. HILL CURTIS W. CUTSFORTH MAURICE O. GEORGES MACHICE O. GEORGES MARK C. MCCLANAHAN DONALD R. HOLMAN KENNETH W. HERGENHAN MERRETH W. MERGENNA WILLIAM B. CROW HARVEY C. BARRAGAR GERALD A. FROEBE CONRAD L. MOORE DEAN D. DECHAINE\* R. ALAN WIGHT DOLIGIAS M. BAGEN J. FRANKLIN CABLE J. FRANKLIN CABLE RICHARD A. EDWARDS DAVID M. MUNRO JOHN R. BAKKENSEN CLYDE H. MACIVER® LOUIS B. LIVINGSTON

G. TODD NORVELL PETER C. RICHTER DONALD A. BURNS CONALD A. BURNS RICHARD A. CANADAY RICHARD A. CANADAY RICHARD A. CANTLIN M. CHRISTIE HELMER GRAHAM M. HICKS DAVID C. CULPEPPER JAMES N. WESTWOOD J. BARRETT MARKS<sup>4</sup> DENNIS P. RAWLINSON DONNA M. CAMERON JOHN J. DEMOTT JOHN J. DEMOTT BRUCE A. RUBIN BRUCE A. RUBIN THOMAS C. SAND MICHAEL E. ARTHUR JOHN A. LUSKY STEVEN O. ROSEN KEVIN D. PADRICK JOHN W. OSBURN JOHN F. NEUPERT MARY ANN FRANTZ JEFFREY J. DRUCKMAN JEFFREY C. THEDE\*

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

> COUNSEL JOHN D. BURNS JAMES B. RUYLE

SEATTLE OFFICE 6500 COLUMBIA CENTER 701 FIFTH AVENUE SEATTLE, WASHINGTON 98104-7075 TELEPHONE (206) 622-6484 TELECOPY (206) 622-7485

December 2, 1986

MARK A. ANDERSON\* JEFFREY D. AUSTIN SYBIL R. BARRIER JOYCE M. BERNHEIM\* PAUL BLAYLOCK, M.D. STEPHEN K. BUSHONG BRIAN B. DOHERTY JAMES F. DULCICH MELINDA S. EDEN<sup>4</sup> MARGARET FIORINO JONATHON L. GOODLING JOHN F. PURCELL DAVID M. GROGAN BROOKS E. HARLOW\* STEVEN M. HEDBERG\* JULIE R. VACURA LOUIS G. HENRY DAVID W. HERCHER WILLIAM M. WALTERS GENE D. KENNEDY GENE D. KENNEDY GARY 3. KENWOOD DAVID WU WILLIAM R. KNUTHS JONATHON L. GOODLING

VICTORIA J. KRISCH THOMAS E. LINDLEY JAGLUIN M.B. LLOYD LINDA L. MARSHALL<sup>8</sup> MICHAEL W. MELTZER JEFFREY S. MERRICK ERICH W. MERRILL, J.R. WAYNE R. MICHIGANI<sup>96</sup> R. CONOVER MICRIESEN J. COROVER MICRIESEN J. JEFFREY B. MILLNER EVERETT R. MORELAND MICHAEL W. MOSMAN<sup>969</sup> EVERETT R. MORELAND MICHAEL W. MOSMAN\*\*\* JOHN F. PURCELL MAUREEN R. SLOANE BRIAN S. THOMPSON JULIE R. VACURA

\* ADMITTED IN OREGON AND WASHINGTO TRADMITTED IN WARM NONL \*\*\* ADMITTED IN IDAHO ONLY

Oregon Corporation Commissioner Agent for Ore-Cal General Wholesale, 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

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:

> (a) The grantor in the trust deed;

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;

(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

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

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

Very truly yours,

Rith\_16.6. 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 97204-3699

TELEPHONE (503) 224-5858 TELEX 364462 KINGMAR PTL

ROBERT S. MILLER FRANK E. NASH ROBERT S. MILLER FRANK E. NASH ORMAL O. HAGER CUMN D. M. CARLBEN, JR. JOHN DN. CARLBEN, JR. JOHN DN. CARLBEN, JR. CURTS O. COCORGES MARK C. DOCUSPORTH MAURICE OCOCORGES MARK C. DOCUSPORTH MAURICE OCOCORGES MARKET N. HEGGENHAN MILLIAM B. CROW MARVEY C. BARRAGAR GERAL D. A FROEBE CONRAD L. MOORE DEAN D. DECHAINE® R. ALAN WIGHT DOUGLAS M. RAGEN J. FRANKLIN CABLE R. MCHARD A. EDWARDS DAVID M. MURRO DINN R. BAKENSEN CLOUS B. LIVINGSTON

G. TODD NORVELL PETER C. RICHTER DONALD A., BURNS RICHARD A. CANDAY RICHARD A. CANDAY RICHARD A. CANTLIN M. CHRISTIE HELMER GRAHAM M. HICKS DAVID C. CULPEPPER JAMES N. WESTWOOD J. BARRETT MARKS\* DENNIS R. RAVLINSON JOHN J. DEMOTT BRUCE A. RUBIN THOMAS C. SAND MICHAEL E. ARTHUR JOHN A. LUSKY JOHN A. LUSKY JOHN Y. NEUPERT MARY ANN FRANTZ JEFFREY J. DRUCKMAN JEFFREY G. THEDE\*

TELECOPY (503) 224-0155 COUNSEL JOHN D. BURNS JAMES B. RUYLE

SEATTLE OFFICE 6500 COLUMBIA CENTER 701 FIFTH AVENUE SEATTLE, WASHINGTON 98104-7075 TELEPHONE (206) 622-6484 TELECOPY (206) 622-7485

December 2, 1986

MARK A ANDERSON\* JEFFREY D. AUSTIN STBIL R. BARRIER JOYCE M. BERNHEIM\* PAUL BLAYLOCK, M.D. RECE BLY DAVID W. BROWN STEPNEN K. BUSNONG GREGORY A. CHAIMOV BRIAN B. DOHERTY JAMES F. DULCICH MELINDA S. EDEN\* MARGARET FIORINO JONATHON L. GOOGAN BROOKS E. HARLOW\* STEVEN M. HEDBERG\* LANIS M. HENRY MARIAN HENRY MARIANA HENRY MARIAN HENR

VICTORIA J. KRISCH THOMAS E. LINDLEY JAOLUIN M. B. LLOYD LINDA L. MARSHALL\* MICHAEL W. MELTZER JEFFREY S. MERRICK ERCH W. MERTICK ERCH W. MERTICK ERCH W. MERTICK ERCH W. MICHIEWICZ D. COMOGENICK D.

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ADMITTED IN OREGON AND WASHINGTO A ADMITTED IN WASHINGTON ONLY ### ADMITTED IN IDANO ONLY

Ore-Cal General Wholesale, Inc. c/o Mr. Donald R. Waggoner Registered Agent 1893 Del Moro Klamath Falls, Oregon 97601

> 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; (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 appears of record or the beneficiary has actual notice of the lien or interest; and

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

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

Return to: Miller, Nash, Wiener, Hager & Carlsen 111 SW Fifth Ave. Portland, Oregon 97204 Attn: Deborah Lewis

的建物的 Very truly yours, Richard A. Canaday 2) **Trustee** 

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for mean 1

of On Page On Page On Page Of M87	of	February			
011 Fage			A.D., 19 - 07 at - 2:02	o'clock <u>P</u> M., and duly recorded in Vol.	L uay
	FEE	\$21.00		Evelyn Biehn, County Clerk	