

K-38993
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
AND COMPLIANCE WITH ORS 57.075

71599

Vol. 181 Page 2758

STATE OF OREGON)

) SS

COUNTY OF MULTNOMAH)

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

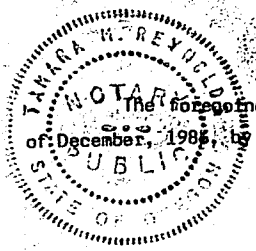
At all times hereinafter mentioned I was and now am the trustee of the trust deed referred to in the attached original notice of sale. I am the person initiating the proceeding for foreclosure of said trust deed by advertisement and sale. Ore-Cal General Wholesale, Inc. ("CORPORATION") is a dissolved 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

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 2, 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
Richard A. Canaday, Trustee

The foregoing affidavit was subscribed, sworn to, and acknowledged before me this 2nd day of December, 1986, by Richard A. Canaday.

Tamara W. Reynolds
Notary Public for Oregon
My commission expires: 12/31/90

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.

Richard A. Canada
Richard A. Canada, Trustee

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

ORIGINAL

KLAMATH COUNTY NOTICE OF SALE

5328

MILLER, NASH, WIENER, HAGER & CARLSEN
ATTORNEYS AND COUNSELORS AT LAW
3500 U.S. BANCORP TOWER
III S. W. FIFTH AVENUE
PORTLAND, OREGON 97204-3699

2761

ROBERT S. MILLER
FRANK E. NASH
NORMAN J. WIENER
ORVAL O. HAGER
CLIFFORD H. CARLSEN, JR.
JOHN W. MILL
CURTIS W. CUTSFORTH
MAURICE O. GEORGES
MARK C. MCCLANAHAN
DONALD R. HOLMAN
KENNETH W. HERGENHAN
WILLIAM B. CROW
HARVEY C. BARRAGAR
GERALD A. FROESE
CONRAD L. MOORE
DEAN D. DECHAMINE*
R. ALAN WIGHT
DOUGLAS M. RAGEN
J. FRANKLIN CABLE
RICHARD A. EDWARDS
DAVID M. MUNRO
JOHN R. BAKKENSEN
CLYDE M. MACIVER**
LOUIS B. LIVINGSTON

G. TODD NORVELL
PETER C. RICHTER
DONALD A. BURNS
RICHARD A. CANADAY
RICHARD A. CANTLIN
M. CHRISTIE HELMER
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JAMES N. WESTWOOD
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DENNIS P. RAWLINSON
DOANNA M. CAMERON
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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) 622-8484
TELECOPY (206) 622-7485

December 2, 1986

MARK A. ANDERSON*
JEFFREY D. AUSTIN
SYBIL R. BARRIER
JOYCE M. BERNHEIM*
PAUL BLAYLOCK, M.D.
RECE BLY
DAVID W. BROWN
STEPHEN K. BUSHONG
GREGORY A. CHAIMOV
BRIAN B. DOWERTY
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D. CRAIG MIKKELSEN
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CAROLYN E. WELLS*
REBECCA S. WILSON
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* ADMITTED IN OREGON AND WASHINGTON
** ADMITTED IN WASHINGTON ONLY
*** 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;
- (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.

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 97204-3699

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December 2, 1986

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- (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,
Hager & Carlsen
111 SW Fifth Ave.
Portland, Oregon 97204
Attn: Deborah Lewis

Very truly yours,

Richard A. Canaday
Richard A. Canaday
Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of February A.D., 19 87 at 2:02 o'clock P M., and duly recorded in Vol. 20th day of Mortgages on Page 2758 M87.

FEE \$21.00

Evelyn Biehn, County Clerk
By *[Signature]*