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## K-38993 Vol. Mg Page 2763

STATE OF OREGON

COUNTY OF MULTNOMAH

I,

## ROBERT NEWMAN

) ) SS

, 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 LOAM ASSOCIATION of Corvallis, Oregon, successor in interest to State Savings and Loam 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.

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, to wit:

Mrs. Norma E. Waggoner 99897 South Bank Chectco Drive Brookings, California 97415

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 December  $\mathcal{A}$ , 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.

Telet Juna

SUBSCRIBED and sworn to before me this 2nd day of December, 1986.

Notary Public for Opegon My commission expires: 12-19-86



Filed for record a request of February

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STATE OF OREGON. COUNTY OF KLAMATH

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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 TICOR TITLE INSURANCE COMPANY, as Trustee, to secure certain obligations in favor of STATE FEDERAL SAVINGS AND LOAN ASSOCIATION of Corvallie Oregon successor in interest to City 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:

Any person interested in this sale and heving questions should chine it that the same

inte<u>PARCEL-1</u> silcisity names in this case out paylor meetions apply the state of the second state of the

Beginning at the Southwest corner of said Lot 1; thence North 00° 04' 50" East 195.00 and feet to the Northwest corner of said Lot 1; thence continuing North 00° 04' 50" East 57.80 Sug feet to the Northwest corner of said Lot 1; thence continuing North to 04 50 Last 7.00 Get the Northeast corner of said Lot 1; thence continuing South 00° 04' 50" West 57.80 feet to baathe Southeast corner of said Lot 1; thence continuing South 00° 04' 50" West 195.00 feet to baathe Southeast corner of said Lot 1; thence North 89° 25' 10" West 300.00 feet to the point

areof beginning first the precisents hrocesoning as another of the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1976 in tes Deed Volume M-76 at page 1264, Microfilm Records of Klamath County, Oregon. obligations thereby secured and the costs and expenses of sale, well

Second Antract of land situated in Lot 2, Block 3, Tract 1080, WASHBURN PARK, in the concentry 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 thence South 89° 25' 10", East 57.80 feet from the Northwest corner of Lot 1, Block 3; 89° 25' 10", East a distance of 100.08 feet to the true point of beginning; thence South distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, 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 151.76 feet to the Southeast corner of Lot 1, Block 3; thence North 0° 04' 50" East a distance of 252.8 feet, wole of less to the bouch of beginding charges and dispursements made 15, together with interest thereon at the rate of 14 percent co PARCEL 3

bulapie' Autract of land, being a portion of Lot 2, Block 3, of Tract 1080, WASHBURN PARK,

cellin 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 26,

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 Detabor 9: 1996 in Volume M. 96. Base 18424, of the Paperde of Klamath County Oregon and is now

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, by advertisement and sale, the default for which the Bongliciary has elected to sell said real property to satisfy the opiniations of the instant of the property in satisfy the opiniations of the property of satisfy the opiniations of the property of the prop

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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 trust deed and to foreclose sale deed by advertisement and sale, the second cours? Observe and is made is the failure of Grantor to pay when due the following sums: user Cours? Observe and is made is the failure of Grantor to pay when one the lottowing Suffauery Court? Oregon and 26, 1985 \$14,810.90 due August 26, 1984 (1984) \$14,810.90 due July 26, 1985 \$14,810.90 due September 26, 1984 (1984) \$14,810.90 due August 26, 1985 \$14,810.90 due October 26, 1984 (1984) \$14,810.90 due September 26, 1985 \$14,810.90 due November 26, 1984 (1984) \$14,810.90 due September 26, 1985 \$14,810.90 due December 26, 1984 (1984) \$14,810.90 due October 26, 1985 \$14,810.90 due December 26, 1984 (1984) \$14,810.90 due October 26, 1985 \$14,810.70
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opligations secured in Samter as Second Matter 2, Block 3, of Treet 1000, WASHER READER

\$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 dishurcement.

protect; its interest in the above-described Higherement. gistance of 12 above-described rate from the date of each disbursement. gistance of 12

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, Uregon. 1986, in Volume M86, Page 20340, of the Records of Klamath County, Uregon. 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 Granter had or had power to convey at the time of the or Namaur Faus, county of Mamaun, state of Gregon, sen at public auction to the highest broker for cash the interest in said real property which Granter had of 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 eventtion of said trust deed to eatify the foregoing execution by Grantor of 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

interest (10) Grantor acquired after the execution of sale 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 aborrable aborr reasonable charge by Trustee, and reasonable attorney fees for Trustee's attorneys. sonable charge by trustee, any reasonable attorney tees for trustee's attorneys. 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 new ment of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the entire amount due (other than such particle of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be due bed on a sympact of the principal as would not be

sale unarequire that the foreclosure proceeding be dismissed and the trast deep 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 terms of said trust deed and the obligations secured thereby, including all

ueraun verunten, under the terms of sam thas deed and the oungations secured thereby, including an Costsand expenses actually incurred and Trustee's and attorney fees as provided by ORS Chapter 86 and by curing any other defaults stated herein iring any other defaults stated herein. 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 and by curing any other defaults stated herein. 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.

interested in this sale and having questions should contact Deborah Lewis,

interest of Beneficiary named in trust deed.

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By

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