71601

Vol. Mg1 Page 2766 CERTIFICATE OF SERVICE

K-38993

I, CLARKE McCANCE, Process Server hereby certify that:

At all times hereinafter mentioned I was and now am a resident of the state where service is made, a competent person 18 years of age or older, and not the beneficiary or its successor in interest or the trustee or successor trustee or a party to the foreclosure proceeding described in the attached original trustee's notice of sale given under the terms of that certain trust deed described in said notice, or an officer, director, or employee of, or attorney for, any party, corporate or otherwise.

I personally served the attached trustee's notice of sale certified to be a true copy by Richard A. Canaday, Trustee; within the city of Klamath Falls, county of Klamath, and state of Oregon, on each of the following persons at the addresses, dates, and times as shown below:

1 -

Mellon Financial Services Corp. 2603 Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601

Date of service: <u>11/17/86</u> Time of service: <u>10:25 a</u> 10:25 a.m. By personally delivering a true copy of said trustee's notice of sale to DICK WICKLINE, Manager personally and in person.

Same bldg. & address as Mellon Supervision Satellite <u>2603</u> Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601

Date of service: <u>11/17/86</u> Time of service: <u>10:20 a</u> 10:20 a.m. By personally delivering a true copy of said trustee's notice of sale to JEFF ADAMS personally and in person.

Asterick's Inc. 2617 Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601

Date of service: <u>11/18/86</u> Time of service: <u>11:02 a</u>, 11:02 a.m. By personally delivering a true copy of said trustee's notice of sale to GARY HENDERSON personally and in person.

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Washsburn Enterprises, Inc. 2607-A Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601

T & C Trading Post 2607-B Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601

The Salvage Cutlet (OUTLET) 2611-B Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601

Marie's Variety Imports <u>2619</u> Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601 Date of service: <u>11/17/86</u> Time of service: <u>10:30 am</u> By personally delivering a true copy of said trustee's notice of sale to <u>DORMAN TURNER. President</u> personally and in person.

Date of service: <u>11/17/86</u> Time of service: <u>10:28 a.m.</u> By personally delivering a true copy of said trustee's notice of sale to <u>DALLAS ALLEN, Manager</u> personally and in person.

Date of service: <u>11/17/86</u> Time of service: <u>10:32 a.m.</u> By personally delivering a true copy of said trustee's notice of sale to <u>RONNI MURRAY</u> personally and in person.

Date of service: <u>11/17/86</u> Time of service: <u>10:35 a.m.</u> By personally delivering a true copy of said trustee's notice of sale to <u>JOAN SCOTT</u> personally and in person.

Norm Duffy 250774C Washburn Plaza (2611) Washburn and Crosby Avenue Klamath Falls, Oregon 97601

VACANT

Klamath Health Foods <u>2605</u> Washburn Plaza Washburn and Crosby Avenue Klamath Falls, Oregon 97601 Date of service: <u>11/20/86</u> Time of service: <u>1:22 p.m.</u> By personally delivering a true copy of said trustee's notice of sale to <u>NORM DUFFY</u> personally and in person.

Date of service: _____ Time of service: _____ By personally delivering a true copy of said trustee's notice of sale to

personally and in person.

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Date of service: 11/18/86 Time of service: <u>10:58 a</u> By personally delivering a 10:58 a.m. true copy of said trustee's Bowser Boutique notice of sale to 2615B Washburn Plaza JEANNIE MCKILLIP. Owner personally and in person. Washburn and Crosby Avenue Klamath Falls, Oregon 97601 Date of service: <u>11/17/86</u> Time of service: <u>10:45 e.m.</u> By personally delivering a Time of service: true copy of said trustee's notice of sale to 2615A Washburn Plaza MERRY MAID Personally and in person. Washburn and Crosby Avenue Klamath Falls, Oregon 97601 Date of service: <u>11/17/86</u> Time of service: <u>10:35 a.m.</u> By personally delivering a Shares bldg. with MARIE'S VARIETY true copy of said trustee's JOAN SCOTT (managing both shops 11/17) personally and in person. notice of sale to Washburn Plaza JO-LEE'S Washburn and Crosby Avenue Klamath Falls, Oregon 97601 Date of service: Time of service: By personally delivering a true copy of said trustee's notice of sale to Washburn Plaza Washburn and Crosby Avenue personally and in person. Klamath Falls, Oregon 97601 The service of said trustee's notice of sale was fully completed at least 120 days prior to the day the trustee conducts the sale. Process Server STATE OF OREGON COUNTY OF WULTEROMEN re was acknowledged before me 1986, by Notary Public for Oregon My commission expires: 8-1-90 PUBLIC Service of 3 -

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Mortgages Mar and duly recorded in Ya A.D. W o'clock 87 at 2:02 Filed for record at request of February - nis.

STATE OF OREGON: COUNTY OF KLAMATH.

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TRUSTEE'S NOTICE OF SALE

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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 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:

person interested in this sale and having questions applied contact Distance Lee

UT PARCEL I PARCEL 1 A tract of land being Lot 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'l; thence North 00° 04' 50" East 195.00 feet to the Northwest corner of said Lot 1; thence continuing North 00° 04' 50" East 195:00 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 point of beginning for the southeast corner of said Lot 1; thence North 89° 25' 10" West 300.00 feet to the point of beginning of beginning.

of beginning. 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.

successes and the costs and expenses of sale; including the cost of

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: PARCEL 2

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; being North UU- U4- 20 East 27.au 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 a 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 1, Block 3; thence North 0° 04' 50" East a distance of 252.8 feet, wole of less to the point of pediculate charges and disburgements frade of an approximate the point of pediculate charges and disburgements frade of an approximate the provider of the point of the pediculate the provider of the pediculate of the

together with interest thereon at the rate of the parcent per annum PARCEL 3

baysup 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: 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.

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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 Trusteen by squert sector and sales the detail to solve the sector and the sector Beneficiary has elected to sell said real property to satisfy the enhancement by care

Beneficiary has elected to sell said real property to satisfy the obligations secured by said Actrust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure Acoust Mess and be about in This of a when due the following sums:

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By reason of said default. Beneficiary has declared the entire unpaid balance of all (E481) 2 By reason of said original, beneficiary has becated the states and and obligations secured by said trust deed, together with interest thereon, immediately due, owing and payable, said sums being the following, to with provide barronners and the following to with

\$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 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 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 detaults stated nerein. 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.

Nortgaue Becond at Portland, Oregon, November 11, 1986.	besbauel
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AFTER RECORDING RETURN TO Telephone: (503) 224–5858	
TRUSTEE'S NOTICE OF SALE	
MILLER, NASH, WIENER, HAGER & CARLSEN	2769
111 S.W. FIFTH AVENUE DEBORAH LEWIS	
PORTLAND, OREGON 97204-3699	l deve de la sec
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STATE OF OREGON: COUNTY OF KLAMATH: ss.	
the 20th	day

		the <u>ZUCR</u> day
Filed for	record at reque	st of 87 at 2:02 O'clock P M., and duly recorded in Vol M87,
of	February	A.D., 19 at ot con on Page 2766
		of Evelyn Biehn, County Clerk
		By Kom Knich
FEE	\$21.00	Dy