

71603 Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHVol. M87 Page 2774

(COPY OF NOTICE TO BE PASTED HERE)

I, Sarah L. Parsons, Office
Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of
the Herald and Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#399 Trustees Sale - COMAC PROP

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for five~~Successive and consecutive week~~ exclusive
(5 insertion s) in the following issue s: —Dec. 8, 1986Dec. 15, 1986Dec. 22, 1986Dec. 29, 1986Jan. 5, 1987Total Cost: \$642.60Sarah L. ParsonsSubscribed and sworn to before me this 5
day of January 19 87Leta Bucka
Notary Public of OregonMy commission expires Jan 15, 1990

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed
executed, made, and delivered by COMAC
PROPERTY, INC., an Oregon corporation, as
GRANTOR, TO COMAC TITLE INSURANCE, COM-
PANY, AS TRUSTEE, to secure certain obligations
of said GRANTOR, STATE FEDERAL SAVINGS AND
LOAN ASSOCIATION of Corvallis, Oregon, suc-
cessor, in interest, to State Savings and Loan
Association, as Beneficiary, dated April 17, 1983,
and recorded April 21, 1983, in Volume 2883, Page
6135, of the Mortgage Records of Klamath Coun-
ty, Oregon, covering the following described real
property situated in said county and state, to-
wIT: PARCEL 1:

A tract of land being Lot 1 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 1;
thence North 00°04'50" East 195.00 feet to the
Northwest corner of said Lot 1; thence continu-
ing North 00°04'50" East 57.80 feet; thence South
89°25'10" East 300.00 feet; thence South 89°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 Southeast corner of said Lot 1;
thence North 89°25'10" West 300.00 feet to the
point of beginning.

EXCEPTING THEREFROM that portion con-
veyed to the State of Oregon by and through its
Department of Transportation, Highway Divi-
sion, recorded August 16, 1976, in Deed Volume
M-78 at page 1264, Microfilm Records of
Klamath County, Oregon.

PARCEL 2:
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:

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 100.00
feet to a point; thence South 89°58'30" East a
distance of 51.67 feet to the Northwest corner of
a parcel conveyed to Ronald J. Williams, et ux, by
Deed Volume M-77 at page 1751; thence South
00°04'50" West along the West line of last men-
tioned parcel a distance of 252.26 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 00°04'50" East a distance of 252.8
feet, more or less, to the point of beginning.

PARCEL 3:
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 par-
ticularly described as follows:

Beginning at the Southwest 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°58'30" East 400.07 feet to the East line of said
Lot 2; thence North 00°04'50" 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 in-
tersection of Washburn Way and Crosby Avenue,
in Klamath Falls, Oregon.

The FEDERAL SAVINGS AND LOAN IN-
SURANCE CORPORATION has been appointed
receiver for State Federal Savings and Loan
Association of Corvallis, Oregon, pursuant to 12
U.S.C. §§ 1464 and 1722 and has thereby succeeded

to all rights and entitlements of said association.
RICHARD A. CANADAY, an attorney who is an ap-
pointed successor trustee by a certain instru-
ment dated September 17, 1986, and recorded
October 8, 1986, in Volume M-84, Page 38424, of
the Records of Klamath County, Oregon, and is
now vested with all the powers of Trustee.

Beneficiary has elected to sell said real property
to satisfy the obligations secured by said trust
deed and to foreclose said deed by advertise-
ment and sale in the event of default by the
debtor, and in the event of default by the debtor
to sell the following sums:

\$14,810.90 due August 26, 1984

\$14,810.90 due September 26, 1984

\$14,810.90 due October 26, 1984

\$14,810.90 due November 26, 1984

\$14,810.90 due December 26, 1984

\$14,810.90 due January 26, 1985

\$14,810.90 due February 26, 1985

\$14,810.90 due March 26, 1985

\$14,810.90 due April 26, 1985

\$14,810.90 due May 26, 1985

\$14,810.90 due June 26, 1985

\$14,810.90 due July 26, 1985

\$14,810.90 due August 26, 1985

\$14,810.90 due September 26, 1985

\$14,810.90 due October 26, 1985

\$14,810.90 due November 26, 1985

\$14,810.90 due December 26, 1985

\$14,810.90 due January 26, 1986

\$14,810.90 due February 26, 1986

and the remaining balance due March 26, 1986

By reason of said default, Beneficiary has

declared the entire unpaid balance of all obliga-

tions 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 disburse-

ments made by Beneficiary to protect its inter-

est 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 2030, of the Records

of Klamath County, Oregon.

NOTICE HEREBY IS GIVEN that the under-

signed 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 bid-

der 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 at-

torneys.

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 pro-

ceeding 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 ex-

penses actually incurred and Trustee's and at-

torney fees as provided by ORS Chapter 86 and

by curing any other defaults stated herein.

In construing this notice and whenever the con-

text hereof so requires, the word "Grantor" in-

cludes 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 said deed.

Any person interested in this sale and having

questions should contact Deborah Lewis, Legal

Counsel, at 224-5858.

DATED at Portland, Oregon, November 11, 1986.

RICHARD A. CANADAY, Trustee

111 SW Fifth Avenue

Portland, Oregon 97204-3699

Telephone: (503) 224-5858

#399 Dec. 8, 15, 22, 29, 1986 Jan. 5, 1987

Return to: Miller, Nansh, Wiener, Hager & Carlsen
111 SW Fifth Avenue
Portland, Oregon 97204
Attn: Deborah Lewis

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of February
of A.D., 19 87 at 2:02 o'clock P M., and duly recorded in Vol. M87
of Mortgages on Page 2774

FEE \$5.00

Evelyn Biehn, County Clerk
By Ann Smith