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TRUSTEE'S DEED

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THIS INDENTURE made this 20th day of August, 1987, between RICHARD A. CANADAY, as trustee, by virtue of a certain appointment of successor trustee dated September 17, 1986, and recorded October 8, 1986, in Volume M86, Page 18424, of the Mortgage Records of Klamath County, Oregon, and the FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION as receiver for State Federal Savings and Loan Association of Corvallis, Oregon, hereinafter called purchaser;

WITNESSETH:

WHEREAS COMAC PROPERTIES, INC., an Oregon corporation, as grantor, executed and delivered to TICOR TITLE INSURANCE COMPANY, as trustee, for the benefit of STATE FEDERAL SAVINGS AND LOAN ASSOCIATION of Corvallis, Oregon, successor in interest to State Savings and Loan Association as beneficiary, a certain trust deed dated April 11, 1983, and recorded April 21, 1983, in Volume M83, Page 6135, of the Records of Klamath County, Oregon; and

WHEREAS the FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION has been appointed receiver for State Federal Savings & Loan Association, pursuant to 12 USC §§ 1464 and 1729 and has thereby succeeded to all rights and entitlements of said association; and

WHEREAS in and by said trust deed the real property therein and hereinafter described was conveyed by the grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary as set forth in said trust deed; and

Until a change is requested, all tax statements should be sent to the following address:

Federal Savings and Loan
Insurance Corporation
Attention: Ms. Susan Reinhart
Post Office Box 48269
Seattle, Washington 98148

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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WHEREAS in construing this indenture and whenever the context hereof so requires, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed; and

WHEREAS the grantor thereafter defaulted in the performance of the obligations secured by the trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described; and

WHEREAS by reason of said default, the owner and holder of the obligations secured by the trust deed, being the beneficiary named in the trust deed, declared all sums secured by the trust deed immediately due and owing; and

WHEREAS a notice of said default, containing an election to sell said real property and to foreclose the trust deed by advertisement and sale to satisfy the obligations of the grantor, was recorded in the Records of said county on November 10, 1986, in Volume M86, Page 20340, to which reference is now made; and

WHEREAS after the recording of said notice of default as aforesaid, the trustee gave notice of the time and place of sale of said real property as fixed by the trustee and as required by law, and copies of trustee's said notice of sale were mailed by first class and certified mail to all persons entitled by law to such notice at their respective last-known addresses; and

WHEREAS any persons referred to in subsection 1 of Section 86.750, Oregon Revised Statutes, and on whom service of notice of sale may have been required by the provisions of the statute, were timely personally served with the notice of sale, all as provided by law and at least 120 days before the date so fixed for the trustee's sale; and

WHEREAS any persons referred to in subsection 1 of Section 86.740, Oregon Revised Statutes, and on whom service of the notice of sale may have been required by the provisions of the statute, the notice of sale was mailed by first class and certified mail to their last-known address, all as provided by law, subsequent to recording of the notice of default and at least 120 days before the date so fixed for the trustee's sale; and

WHEREAS the trustee published a copy of the notice of sale in a newspaper of general circulation in each county in

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which the real property is situated once a week for five successive weeks, and the last publication of the notice of sale occurred at least 20 days prior to the date of the trustee's sale; and

WHEREAS the mailing, service and publication of the notice of sale are shown by affidavits and proofs of service recorded prior to the date of the trustee's sale in the Records of said county, the affidavits and proofs of service, together with the notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim; and

WHEREAS before the date set for sale the foreclosure proceedings were stayed by proceedings initiated by Ore-Cal General Wholesale, Inc., under the Bankruptcy Code as Case No. 686-07932-R7 of the U.S. Bankruptcy Court for the District of Oregon. The stay terminated June 8, 1987.

WHEREAS on April 2, 1987, at 11:00 a.m., at the main entrance to the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon, the time and place set for trustee's sale in the notice of default and election to sell, the agent for the trustee postponed the original sale date. An affidavit of persons present at such time and place was recorded on August 7, 1987, in Volume M87, Page 14167, of the Records of Klamath County, Oregon. On July 6, an amended trustee's notice of sale was mailed by both first class mail and certified mail, return receipt requested, to the last known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for trustee's sale in the notice of default and election to sell. We subsequently learned of new addresses for several lienholders, and, although not required by law, we re-mailed the amended trustee's notice of sale to these lienholders as a courtesy to them. Affidavits of mailing amended trustee's notice of sale were recorded on July 14, 1987, and July 23, 1987, in Volume M87, Pages 12402, 12407, 12414, and 13130, of the Records of Klamath County, Oregon.

WHEREAS in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, the attorney for the trustee sold said real property in one parcel at public auction on August 20, 1987, at 11:00 a.m. at the place fixed for sale to the above-named purchaser for the sum of \$1916,159.33, it being the highest and best bidder at the sale and that sum being the highest and best sum bid for said real property;

NOW, THEREFORE, in consideration of the sum so paid by the purchaser in cash, the receipt whereof hereby is acknowledged, and by virtue of the authority vested in the

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trustee by the laws of the state of Oregon and by the trust deed, the trustee does hereby convey to the above-named purchaser all the interest which the grantor had or had power to convey at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the deed of trust in and to the following-described real property situated in Klamath County, state of Oregon:

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 $00^{\circ} 04' 50''$ East 195.00 feet to the Northwest corner of said Lot 1; thence continuing North $00^{\circ} 04' 50''$ East 57.80 feet; thence South $89^{\circ} 25' 10''$ East 300.00 feet; thence South $00^{\circ} 04' 50''$ West 57.80 feet to the Northeast corner of said Lot 1; thence continuing South $00^{\circ} 04' 50''$ West 195.00 feet to the Southeast corner of said Lot 1; thence North $89^{\circ} 25' 10''$ West 300.00 feet to the point 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.

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 $00^{\circ} 04' 50''$ East 57.80 feet from the Northwest corner of Lot 1, Block 3; thence South $89^{\circ} 25' 10''$ East 300.00 feet to the true point of beginning; thence South $89^{\circ} 25' 10''$ East a distance of 100.08 feet to a point; thence South $89^{\circ} 56' 30''$ 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 $0^{\circ} 04' 50''$ West along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence North $89^{\circ} 25' 10''$ West along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence North $0^{\circ} 04' 50''$ East a distance of 252.8 feet, more or less, to the point of beginning.

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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 particularly 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° 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.

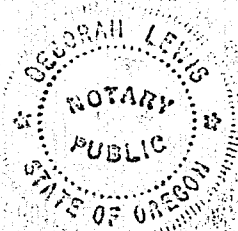
The real property is commonly known as the Washburn Way Plaza Shopping Center, and is located at the intersection of Washburn Way and Crosby Avenue, in Klamath Falls, Oregon.

TO HAVE AND TO HOLD the same unto the purchaser, its successors and assigns, forever.

Richard A. Canaday
Richard A. Canaday, Trustee

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

The foregoing instrument was acknowledged before me this 20th day of August, 1987, by Richard A. Canaday, trustee.



Deborah Lewis
Notary Public for Oregon
My commission expires: 2-16-89

AFTER RECORDING RETURN TO
DEBORAH LEWIS
MILLER, NASH, WIENER, HAGER & CARLSEN
111 S. W. FIFTH AVENUE
PORTLAND, OREGON 97204-3699

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title Company the 21st day
of August A.D., 19 87 at 11:42 o'clock A.M., and duly recorded in Vol. M87,
of Deeds on Page 15088.
FEE \$26.00
Evelyn Biehn, County Clerk
By Pam Smith