

RETURN:
LOERBECK & Hanson

TRUSTEE'S NOTICE OF SALE
CE 5484

Reference is made to that certain Trust Deed executed and delivered by **BRADLEY SCOTT HEPPNER** as Grantor, to **KLAMATH COUNTY TITLE COMPANY**, as Trustee, for the benefit of the **JAMES K. JOHNSON, DMD, P.C., PENSION AND PROFIT SHARING TRUST**, as Beneficiary, dated April 5, 1996, and recorded April 9, 1996, in Volume M96, Page 9960, in the Official Records of Klamath County, Oregon, covering the following described real property located in Klamath County, Oregon:

Lot 3, 18 and 19, Block 3, Woodland Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with the following described parcel which should be included in the forthcoming conveyance, but will not be included in the insurance hereunder:

TOGETHER with an undivided 3/8th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1: Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said section, North 89°42'15" East 400 feet; thence South 62.42 feet; thence South 46°57'20" West 408.82 feet to the Northeastern bank of the Williamson River; thence following said river bank North 37°53'20" West 136.90 feet; thence North 16°33' West 60.98 feet to the West line of Section 15; thence Northerly on said section line 172.92 feet to the point of beginning.

PARCEL 2: Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89°42'15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50°43'50" East 433.16 feet; thence South 76°17'30" East 886.79 feet to the true point of beginning of this description; thence South 35°56'30" West 446.35 feet to a point on the Northeastern bank of Williamson River; thence South 45°02'20" East 84.00 feet; thence North 44°52'10" East 411.58 feet; thence North 36°21'40" West 156.01 feet, more or less, to the true point of beginning of this description.

The Beneficiary and the Trustee have elected to sell the real property to satisfy the obligation secured by said Trust Deed and to foreclose said Deed advertisement and sale;

The default for which the foreclosure is made results from Grantor's failure to comply with the terms and conditions set out in the Note and Trust Deed as follows:

1. Failure to pay the monthly installments beginning with the month of April, 1997, and all subsequent installments.
2. Failure to pay and failure to furnish proof that the real property taxes are current.
3. Failure to pay and failure to furnish proof that the real property is insured.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and collectible, said sums being the following:

The sum of Thirty-Five Thousand Dollars (\$35,000.00), together with interest thereon at the rate of fifteen percent (15%) per annum from March 16, 1997, until paid, together with the beneficiary's collection costs, attorney's fees and other costs advanced.

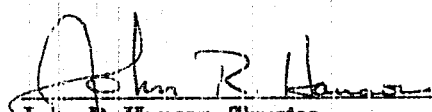
A Notice of Default and Election to Sell and to foreclosure was duly recorded on April 4, 1998, in Volume M98, Page 10857 in the Mortgage Records of Klamath County, State of Oregon.

WHEREFORE, notice is given that the undersigned Trustee will on the 28th day of August, 1998, at the hour of 10:00 a.m. standard time, as established by section 187.110 of the Oregon Revised Statutes on the front steps of the United States Post Office, 317 South 7th Street, Klamath Falls, Klamath County, Oregon, 97601, which is the hour, date and place fixed by the trustee for said sale, sell at public auction to the highest bidder for cash, the interest in the above-described real property that the Grantor had or had the power to convey at the time of the execution by him of said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee and his attorney.

Notice is further given that any person named in section 26.740 of the Oregon Revised Statutes has the right to have the foreclosure proceedings dismissed and the Trust Deed reinstated by payment of the entire amount due (other than that portion of the principal as would not then be due had no default occurred) and by curing any other default by tendering the performance required under the obligation or Trust Deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with Trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantors as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED this 8 day of April, 1998.


John R. Hanson, Trustee
Attorney at Law
800 W. 8th Street
Medford, OR 97501

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
 County of Jackson)

I, John R. Hanson, being first duly sworn, depose and certify that:

At all times hereafter mentioned I was and now am a resident of the state of Oregon, a competent person over the age of 18 years and not the beneficiary or the successor in interest named in the attached Notice of Sale given under the terms of that certain Trust Deed described in said Notice.

I gave notice of the sale of the real property described in the attached Notice of Sale by mailing a copy thereof by both first class and certified mail with return receipt requested or by personal service to each of the following named persons (or their legal representatives) at their respective last known addresses as follows:

<u>Name and Address</u>	<u>How Served</u>	<u>Date Mailed</u>
Bradley Heppner P.O. Box 876 Chiloquin OR 97624	First Class Mail Certified Mail Return Receipt Requested	April 8, 1998
Bradley Heppner 1248 Jet Chiloquin OR 97624	First Class Mail Certified Mail Return Receipt Requested	April 8, 1998
Bradley Heppner General Delivery United States Post Office Chiloquin, OR 97624	First Class Mail Certified Mail Return Receipt Requested	April 8, 1998

Said persons include (a) the Grantor in the Trust Deed, (b) any successor in interest to the Grantor whose interest appears of record or whose interest the Trustee or beneficiary has actual notice; (c) any person, including the Department of Revenue or any other State agency, 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 required by ORS 86.740.

Each notice so mailed was certified to be a true copy of the original Notice of Sale by John R. Hanson, attorney for the beneficiary named in said Notice; each such copy was contained in a sealed envelope with postage thereon fully prepaid and deposited by me in the United States Post Office at Medford, Oregon, on April 10, 1998. With respect to each person listed above, one such Notice was mailed with postage thereon sufficient for first class delivery to the address indicated and another such

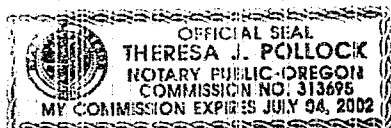
Return: Wendell E. Hanson

298312

Notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said Notices were mailed after the Notice of Default and Election to Sell described in said Notice of Sale was recorded.

John R. Hanson
John R. Hanson, Successor Trustee

SUBSCRIBED AND SWORN to before me this 11th day of August, 1998.



Theresa J. Pollock
Notary Public for Oregon
My Commission Expires: 7/4/2002

29833

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)Court Case No.
Sheriff's Case No. 98-01205

Received for Service 04/13/98

I hereby certify that I received for service on
HEPPNER, BRADLEY SCOTT
the within:

TRUSTEE'S NOTICE OF SALE

PER DEPUTY LONG HEPPNER IS NOT LIVING AT LOCATION, RESIDENCE APPEARS TO BE
ABANDON.All search and service was made within Klamath County, State of
Oregon.Carl R. Burkhardt, Sheriff
Klamath County, Oregonby Terr L Alexander
ALEXANDER, TERRI L

Copy to:

ACP INVESTIGATIONS INC
1616 W MAIN ST POB 1624-0124
MEDFORD

OR 97501

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 13th day of Aug A.D., 1998
at 3:01 o'clock P M. and duly recorded
in Vol. M98 of Mortgages Page 29328

Bernetha G. Leisch, County Clerk

By Kathleen Rasmussen

Fee \$35.00

Deputy.

COPY

NUMBERING ERROR August 13, 1998

Missing Document: #64473