

TRUSTEE'S DEED
ATC 0410417530

THIS TRUSTEE'S DEED is executed this 1st day of September, 1998, between **John R. Hanson, Successor Trustee**, and **James K. Johnson, D.M.D., P.C., Pension and Profit Sharing Trust**, hereinafter Grantee;

RECITALS

WHEREAS, Steven N. Nelson and Sheri L. Nelson, husband and wife, as Grantors, executed and delivered to Aspen Title and Escrow, Inc., an Oregon corporation, as Trustee, for the benefit of James K. Johnson, D.M.D., P.C., Pension and Profit Sharing Trust, as Beneficiary, a certain trust deed dated July 31 1995, and recorded on August 17, 1995, in Book No. M-95, Page 21947, in the Official Records of Klamath County, Oregon.

WHEREAS, John R. Hanson was appointed Successor Trustee. The Appointment was recorded in Book No. M-98, Page 10655, Recorder's Fee No. 55659 on April 1, 1998, in the Official Records of Klamath County, Oregon.

WHEREAS, in said trust deed the real property therein and hereinafter described was conveyed by said Grantor to the said Beneficiary.

WHEREAS, the said Grantor thereafter defaulted in their performance of the obligations secured by said trust deed as stated in the notice of default and notice of sale hereafter mentioned and such default still existed at the time of sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the Beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default and notice of sale pursuant to ORS 86.735 and 86.745 contained the requisite statutory allegations, was recorded in the Official Records of Klamath County, Oregon, on the 1st day of April, 1998, in Book M-98, Page 106567, Recorder's Fee No. 55660.

After the recording of said notice of default and notice of sale, the undersigned Successor Trustee gave notice of the time for and the place of sale of the real property as fixed by him and as required by law; copies of the Successor Trustee's Notice of Default and Notice of Sale were served pursuant to ORCP 7D(3) or mailed by both first class and certified mail with return receipt requested to the last known addresses of all persons or their legal representatives named in ORS 86.740(1), the notice prescribed in ORS 86.745 was served upon all occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D(2) and 7D(3) at least 120 days before the day the Successor Trustee conducted the sale pursuant to ORS 86.750(1). The Trustee caused to be published a copy of the notice of sale in a newspaper of general circulation in the county in which the property is situated once a week for four (4) successive weeks with the last publication being made more than 20 days prior to the date the Successor Trustee conducted the sale

pursuant to ORS 86.750(2). On or before the date of the sale the Successor Trustee recorded an affidavit of publication of the notice of sale in the Official Records in the county or counties in which the property described in the deed is situated pursuant to ORS 86.750(3). On the date of said notice of sale, the undersigned Successor Trustee had no actual notice of any person, other than the persons named in said affidavits and proofs having or claiming a lien on or in said described real property subsequent to the interest of the Successor Trustee in the trust deed.

Pursuant to said notice of sale, the undersigned Successor Trustee on August 28, 1998, at the hour of 10:30 a.m., of said day, Standard Time as established by Section 187.110, Oregon Revised Statutes, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to the said Grantee for the sum of Nineteen Thousand Eight-Five Dollars Twenty-Five Cents (\$19,085.25), Grantee being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of Nineteen Thousand Eighty-Five Dollars Twenty-Five Cents (\$19,085.25).

NOW, THEREFORE, in consideration of the said sum so paid by the Grantee, the receipt whereof is acknowledged, and by the authority vested in said Successor Trustee by the laws of the State of Oregon and by said trust deed, the Successor Trustee does hereby convey unto the Grantee all interest which the Grantor had or had the power to convey at the time of the Grantor's execution of said trust deed, together with any interest the said Grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

Lot 693, Block 104, Mills Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

TO HAVE AND TO HOLD the same unto the Grantee, his heirs, successors in interest and assigns forever.

In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest of the Beneficiary first named above.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

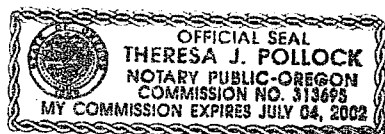
IN WITNESS WHEREOF, the undersigned Successor Trustee has hereunto set his hand.

John R. Hanson
John R. Hanson, Successor Trustee

STATE OF OREGON)
) ss.
County of Jackson)

On this 1 day of ^{SEPTEMBER} ~~August~~, 1998, before me personally appeared John R. Hanson and acknowledged the foregoing instrument to be his voluntary act and deed.

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



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title the 8th day
of Sept A.D., 19 98 at 11:47 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 33004

FEE \$40.00

Return: Aspen Title Co

Bernetha G. Letsch, County Clerk
By Danette Muelendorp