

MTC 1396-9425
TRUSTEE'S DEED

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

THIS TRUSTEE'S DEED is executed this 30th day of September, 1998, between John R. Hanson, Successor Trustee, and Pete Bourdet, hereinafter Grantee,

RECITALS

WHEREAS, Bradley Scott Heppner, as Grantor, executed and delivered to Klamath County Title, 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 April 5, 1996, and recorded on April 9, 1996, in Volume M96, Page 9960, in the Official Records of Klamath County, Oregon.

WHEREAS, John R. Hanson was appointed Successor Trustee. The Appointment was recorded April 3, 1998, in Volume M98, Page 10856, 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 4th day of April, 1998, in Book M98, Page 10857.

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 September 24, 1998, at the hour of 4:00: p.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 Forty-Six Thousand Eight Hundred Forty-Nine Dollars Sixty-Nine Cents (\$46,849.69), 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 Forty-Six Thousand Eight Hundred Forty-Nine Dollars Sixty-Nine Cents (\$46,849.69).

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 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 Northeasterly 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.

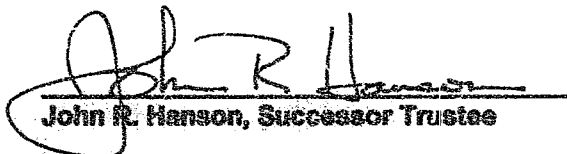
PARCEL 2: Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89°42'15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50°43'50" East 453.16 feet; thence South 76°17'30" East 886.79 feet to the true point of beginning of this description; thence South 35°56'30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45°32'20" East 84.00 feet; thence North 44°52'10" East 411.58 feet; thence North 34°25'40" West 156.01 feet, more or less, to the true point of beginning of this description.

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.

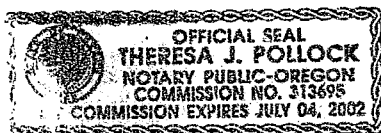
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

STATE OF OREGON)
) ss.
County of Jackson)

On this 30th day of September, 1998, before me personally appeared John R. Hanson and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
Commission Expires: 7/4/2002

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Ameri title the 6th day
of October A.D., 19 98 at 10:57 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 36693

FEE \$40.00

By Bernetha G. Letsch, County Clerk