

State of Oregon, County of Klamath  
 Recorded 04/16/2004 2:00 p m  
 Vol M04 Pg 22567-119  
 Linda Smith, County Clerk  
 Fee \$ 3.00 # of Pgs 3

## TRUSTEE'S DEED

THIS INDENTURE, made this 14 day of April 2004, between JOHN R. HANSON, hereinafter SUCCESSOR TRUSTEE, and JAMES K. JOHNSON, DMD, P.C., PENSION AND PROFIT SHARING TRUST, hereinafter GRANTEE;

### RECITALS

DAVID A. PAGE, as GRANTOR, executed and delivered to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, an Oregon Corporation, as TRUSTEE for the benefit of JAMES K. JOHNSON, DMD, P.C., PENSION AND PROFIT SHARING TRUST, as BENEFICIARY. The Trust Deed is dated June 14, 2001, recorded on June 19, 2001, in Volume M01 at Page 29188 in the Official Records of Klamath County, State of Oregon.

John R. Hanson was appointed Successor Trustee pursuant to the Notice of Appointment of Successor Trustee dated the 10<sup>th</sup> day of September, 2003, and recorded on September 25, 2003, in Volume M03 at Page 71456 of the Official Records of Klamath County, Oregon.

The real property described in the Trust Deed was conveyed by the Grantor to the Trustee to secure, among other things, the performance of certain obligations secured by the Trust Deed as stated in the Notice of Default and the default was still in existence at the time of the Trustee's sale.

By reason of said default, the owner and holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or their 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 containing the requisite statutory allegations, were recorded in the Official Records of Klamath County, Oregon. The Notice of Default and Election to Sell was recorded on September 25, 2003, in Volume M03 at Page 71457-71459 in the Official Records of Klamath County, State of Oregon. The Notice of Sale was recorded on March 10, 2004, in Volume M04 at Page 13802 in the Official Records of Klamath County, State of Oregon.

After the recording of said Notice of Default and Notice of Sale, as aforesaid, the undersigned Successor Trustee gave notice of the time for and the place of sale of said real property as fixed by him and as required by law; copies of the Successor Trustee's said 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). The undersigned Successor Trustee has and had no actual notice of any person, other than the persons named in said affidavits and proofs as having or claiming a lien on or in said described real property.

The undersigned Successor Trustee on March 30, 2004, at the hour of 10:00 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, JAMES K. JOHNSON, DMD, P.C., PENSION AND PROFIT SHARING TRUST, for the sum of fifteen thousand seven hundred eighty-one dollars forty-three cents (\$15,781.43).

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, JAMES K. JOHNSON, DMD, P.C., PENSION AND PROFIT SHARING TRUST, 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:

**LOTS 8 AND 9 IN BLOCK 50, FIRST ADDITION TO KLAMATH FOREST ESTATES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, 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, SUCCESSOR TRUSTEE

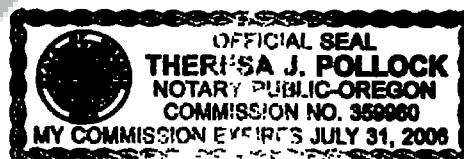
STATE OF OREGON       )  
                                  ) ss.  
County of Jackson       )

On this 14 day of April, 2004, 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: 7/31/06

**AFTER RECORDING RETURN TO:**

Dr. James K. Johnson, DMD  
c/o Mr. John R. Hanson  
Attorney at Law  
800 West 8<sup>th</sup> Street  
Medford, OR 97501



**SEND ALL TAX STATEMENTS TO:**

Dr. James K. Johnson, DMD  
10 Crater Lake Avenue  
Medford, OR 97504