

**REAL ESTATE**

**Heritage Land Co.**

180 W. Baltimore #5, Heppner  
676-5049

~\$550,000 - 354 acres m/l. This ranch has a nice 2-story older home with fireplace, 4 bedrooms, and 1 1/2 baths. 114.5 m/l acres irrigated. Rhea Creek runs through the property for fishing and enjoyment, lots of upland birds and deer. Two-story older barn and corrals, various out-buildings in good condition. Lone.

~\$105,000 - 3 bedroom, 2 bath, one with shower and garden tub. Newer manufactured home on a foundation. Oak cabinets and many upgrades, including underground sprinklers and 26x24 double garage/shop on 1.72 acres. Lone.

~\$61,900 - 158.07 acres m/l has good year round spring. Potential home site with good access and power available. Close to town. Heppner.

~\$139,500 - 3 bedroom, 2 bath newer manufactured home 1742 sq. ft., secluded double lot with lots of view, large deck and covered patio, city water, city sewer, 2 car ports and RV parking; additional insulated shop with 220v.

- Clean, neat, large 1 bedroom apt., heat, water, sewer, garbage, furnished includes stove and refrigerator. 5300.

Sharon Lewis 676-5233  
Bob Ployhar 676-9649  
A. Kim Cutsforth 676-9777  
David Sykes 676-9228  
www.heppner.net  
www.eastoregonrealestate.com

**Willow Creek Realty**  
676-5241

Joyce Kay & Jerry Holloman

5130 SQ.FT. M/L COMMERCIAL BUILDING, located next to post office on Main Street. 2430' retail space and 2700' warehouse. Sellers will carry contract. Realtor owned. #02-10 Asking \$135,000. WELL KEPT TOWNHOUSE-STYLE DUPLEX OVERLOOKING TOWN. Each unit has 2 bedrooms, 1 1/2 bath, and a carport. One unit has a family room with a loft and deck. Total of 2192 sq. ft. Lot is 100'x100' m/l. Excellent rental history. 340 Skyline Drive. #03-06 \$120,000

VACANT LOT with all services available on site. 75'x146' m/l at end of street with excellent view of lake. 810 Lakeview Court. #04-07 \$18,500

BUY LOT - MFG. HOUSE FREE. 2/3 m/l acres out of floodplain with view. 1968 Schult 62'x12' with 3'x10' tip-out. 744 sq. ft. Good rental or building site. 235.1 Linden Way. #04-06 \$25,000

**FOR RENT**

Two bedroom available. Willow View Apartments, 515 N. Elder, Heppner, EOH. Call (208) 384-1589, 676-9019.

11-12-tfc

For Rent: 1 bedroom, studio available. Deposit required. Ground floor, excellent for seniors. All utilities provided. (541) 276-6659.

10-20-tfc

**FOR RENT:**

1 bdrm, 1 bath apts. Available immediately. All utilities paid, except cable and phone. Heppner Senior Center. Available for seniors 55+. Rents range from \$385-\$400. Financial assistance available. Call City of Heppner, (541) 676-9816.

12-22-3c

For Rent: small 2 bedroom house. Fenced. Propane heat. Walking distance to heart of town. \$375/month, \$200 cleaning fee. No pets. 989-8369.

12-22-tfc

Large upstairs new apartment, 900 sq. ft. \$400/month, \$300 cleaning fee. No pets. 989-8369.

12-22-tfc

For Rent: 1 bedroom apt. All utilities included. Remodeled and clean. \$300/month, twelfth month free. (541) 756-2755. Possible manager position.

12-29-tfc

**Classified Advertising Deadline Mondays at 5 p.m.**

**PUBLIC NOTICE**

The Morrow Soil & Water Conservation District will hold a public hearing on Tuesday, January 4, 2005 at 1:00 p.m. at the Pettyjohn Office Building Conference Room, 430 Heppner/Lexington Hwy, Heppner, OR. Purpose: Provide landowners the opportunity to comment on the SWCDs proposal to purchase and mortgage real property by authority provided by ORS 568.550(6); to-wit T2S R 27 tax lots 100, 101, 201. District's purpose for the purchase is to receive income from office space in order to stabilize the District's fiscal year budgets.

Written comments may be submitted in writing to Morrow SWCD, P.O. Box 127, Heppner, OR 97836 until 4 p.m. on January 4 or oral comments may be submitted at the hearing at 1:00 p.m. on January 4.

The district has relied on an appraisal and tax records, these documents can be inspected during business hours at the above address. Questions can be directed to Janet Greenup, Manager at 541-676-5452.

The Morrow SWCD complies with the Americans with Disabilities Act (ADA). Persons interested in or needing accommodations to participate in this hearing should contact the Morrow SWCD at least 72 hours prior to the hearing. Published: December 22 and 29, 2004

**PUBLIC NOTICE**

The Town of Lexington is seeking someone to fill a vacancy for Town Council Position #3 for the remainder of the unexpired term. The candidate should have an interest in local government and a willingness to commit time for the betterment of the community. Interested persons should contact Nicki Clement at Lexington Town Hall 989-8515.

Published: December 22 and 29, 2004

**PUBLIC NOTICE**

REQUEST FOR BIDS Morrow County Public Works is accepting bids on the following:

1. Gasoline and Diesel
2. Lubricants

Specifications and bid sheets may be obtained by contacting Morrow County Public Works at 541-989-9500.

Bids must be received at the Morrow County Public Works Office, P.O. Box 428, 365 W. Hwy 74, Lexington, OR 97839 by 4:00 pm Tuesday January 11, 2005. Bids must be in a sealed envelope marked "Bid". Bids will be opened January 12, 2005 at 10:00 am at Morrow County Courthouse Annex, Third and North Main, Irrigon, OR 97844. For additional information contact Morrow County Public Works 541-989-9500.

Morrow County reserves the right to reject any and all bids and/or to postpone the award of bids for thirty (30) days from the date of opening.

Morrow County does not discriminate on the basis of age, religion, race national origin, sex or handicapped status in hiring or the provision of services. Published: December 29, 2004

**PUBLIC NOTICE**

TRUSTEE'S NOTICE OF SALE Loan No: 0007280100 T.S. No.: 1071971-09 Reference is made to that certain deed made by Alfred G. Beamer and Constance E. Beamer, as Grantor to Mid Columbia, as Trustee, in favor of Alliance Funding, A Division of Superior Bank FSB, as Beneficiary, dated April 05, 1999, recorded April 06, 1999, in official records of Morrow County, Oregon in book/reel/volume No. xx at page No. xx, fee/file/Instrument/microfilm/reception No. 57499 covering the following described real property situated in said County and State, to-wit: Lot 3, Block 6, Honeywild Estates Phase 2, in the County of

Morrow and State of Oregon. Commonly known as: 1190 California Avenue Irrigon OR 97844. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due August 1, 2004 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust. Monthly payment \$1,210.38 Monthly Late Charge \$60.52. By this reason of said default the beneficiary has declared all obligations secured by said Deed of Trust immediately due and payable, said sums being the following, to-wit: The sum of \$90,166.66 together with interest thereon at 9.125% per annum from July 01, 2004 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said Deed of Trust. Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on March 29, 2005 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, At the Court Street entrance to Morrow County Courthouse 100 Court Street City of Heppner, County of Morrow, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any. Dated: November 17, 2004. Cal-Western Reconveyance Corporation 525 East Main Street P.O. Box 22004 El Cajon CA 92022-9004 Cal-Western Reconveyance Corporation Signature/By: Yvonne J. Wheeler, A.V.P. R-113985 12/22/29/04, 01/05/12/05 Affidavit

proposals will be publicly opened and read aloud immediately thereafter. The Bidder is required to submit a First Tier Subcontractor Disclosure Form, as described by ORS 279.027, in a separate envelope within two (2) hours of said bid closing time. The City must reject a bid if the bidder fails to submit the disclosure form by the deadline. The work of the contract consists of buried and aboveground waterline piping and appurtenances in approximately the following lengths and sizes:

- > 7,950 lineal feet of 12-inch, 465 lineal feet of 10-inch, 15,100 lineal feet of 8-inch, 1,230 lineal feet of 6-inch and 430 lineal feet of 4-inch buried waterlines; and
- > 430 lineal feet of 10-inch, 180 lineal feet of 8-inch and 90 lineal feet of 6-inch bridge crossings (aboveground and buried piping).

A pre-bid conference will be held on January 12, 2005, from 10:30 a.m. to 12:30 p.m. to review key project locations and answer questions. Transportation will not be provided. The conference will begin at City Hall, 111 N. Main Street, in Heppner, Oregon. Plans and Specifications will be ready for distribution and viewing by January 3, 2005 and may be obtained on application at the office of ACE Consultants, Inc., 4755 SW Watson Ave., Suite 200, Beaverton OR 97005 (503-626-2320) upon payment of a non-refundable fee of \$100.00 by check or money order.

Each bidder must possess a current set of the Oregon Standard Specifications for Construction issued by the Oregon Department of Transportation (ODOT) and American Public Works Association (APWA). Each bidder must also possess a current copy of the ODOT Manual of Field Test Procedures (MFTP). The above documents can be purchased from ODOT at 355 Capitol Street NE, Room 28; Salem OR 97301-3871 (Phone: 503-986-3720; email: http://www.odot.state.or.us/ContractorPlans).

Each proposal must be submitted on the forms prescribed by the City and accompanied by a certified check, cashiers check or bid bond in an amount equal to ten percent of the total amount of the bid. The successful bidder will be required to furnish a bond equal to one hundred percent of the amount of bid for the faithful performance of the contract. Each bid must contain a statement by the bidder that the bidder will comply with all applicable provisions of Oregon law relating to public contracts (ORS Chapter 279). Contractor and its subcontractors are required to furnish evidence of workers' compensation insurance and comply with the requirements of Prevailing Wage Rates for Public Works Contracts in Oregon, effective July 1, 2004 and as amended. Contractor must be registered with the Oregon Construction Contractors Board prior to the bid opening (in compliance with ORS 701.055).

The City of Heppner may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids if it is in the public interest to do so.

**PUBLIC NOTICE INVITATION TO BID CITY OF HEPPNER WATER SYSTEM IMPROVEMENTS**

Sealed proposals to furnish the materials, equipment, labor and services of all kinds necessary to install the Water System Improvements will be received at City Hall, 111 North Main Street, Heppner, OR 97836, until 2:00 P.M., Prevailing Local time the 1st day of February 2005 and such

proposals will be publicly opened and read aloud immediately thereafter. The Bidder is required to submit a First Tier Subcontractor Disclosure Form, as described by ORS 279.027, in a separate envelope within two (2) hours of said bid closing time. The City must reject a bid if the bidder fails to submit the disclosure form by the deadline. The work of the contract consists of buried and aboveground waterline piping and appurtenances in approximately the following lengths and sizes:

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**PUBLIC NOTICE IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MORROW**

In the Matter of the Marriage of

ALAN RONALD ACAR-REGUI, Petitioner, and KATHY ADELE ACAR-REGUI, Respondent.

**NO. 04CV193 PETITION FOR SUMMARY DISSOLUTION OF MARRIAGE**

(Domestic relations case subject to fee under ORS 21.111)

Petitioner states that:

1 X I am a resident of Oregon and have been continuously for the past six months before filing this petition.

My spouse is a resident of Oregon and has been continuously for the past six months before filing this petition.

**2 Statistical Facts:**

(a) Date and Place of Marriage: (date) SEPTEMBER 19, 2004 (place) RENO, NEVADA

(b) Maiden name: (wife) HENRY (husband) N/A

(c) Former legal names: (wife) MARTELLO (wife) BRUNGARDT

(d) Address or Contact Address: (wife) 250 GAGE BLVD. APT 202 RICHLAND, WA 99352 (husband) ROUTE 1, BOX 55 BOARDMAN, OR 97818

(e) Age: (wife) 48 (husband) 43

(f) Social Security Number: (wife) Do not fill in SS#. Provide by UTCR 2.100 Affidavit (Form 11) (husband) Do not fill in SS#. Provide by UTCR 2.100 Affidavit (Form 11)

3 My spouse and I have been married not more than 10 years.

4 I do not know of any pending domestic relations suits involving this marriage filed in this or any other state.

5 There are no minor children born to me and my spouse or adopted by me and my spouse during or before the marriage. My spouse and I do not have any children age 18 or older attending school. The wife is not now pregnant.

6 I request a dissolution of the marriage because irreconcilable differences between my spouse and me have caused the irremediable breakdown of the marriage.

7 My spouse and I own personal property worth less than \$30,000 (after deducting any encumbrances). By filing this petition, I acknowledge that I am bound by the terms of the statutory restraining order prohibiting either party from disposing of marital assets, a copy of which I have received and read, and understand that this restraining order is effective immediately upon service of this petition and the summons upon the Respondent. I request that the Court divide the property as follows:

XX The wife and husband have divided between them all personal effects, household goods, and other personal property they own separately or together, and neither claim those items now in possession of the other.

(a) The court should award to the wife the following personal property:

(b) The court should award to the husband the following personal property:

(c) The courts should order husband and wife each to sign any documents necessary to remove his or her name as owner of personal property awarded to the other party.

8 Neither I nor my spouse owns any interest in real property.

9 The unpaid debts incurred by

my spouse and me, together or separately, from the date of our marriage, are not greater than \$15,000. I request the following division of debts:

(a) The wife should be required to pay the debts listed below. The husband should be awarded a judgment against wife in the sum of \$ 0.00 . The wife can satisfy this judgment by paying off the following debts:

Creditor Amount  
Creditor Amount  
TOTAL (include any debts listed on additional pages):  
\$

(b) The husband should be required to pay the debts listed below. The wife should be awarded a judgment against husband in the sum of \$ 0.00 . The husband can satisfy this judgment by paying off the following debts:

Creditor Amount  
Creditor Amount  
TOTAL (include any debts listed on additional pages):  
\$ 0.00

10 I give up all rights I may have to spousal support and waive any right to temporary orders as part of this dissolution proceeding, except those under ORS 107.700 to 107.730 (the Family Abuse Prevention Act) or ORS 124.005 to 124.040 (the Elderly Persons and Persons With Disabilities Abuse Prevention Act).

11 XXX I paid the court costs and service fees. I request that my spouse repay the costs and fees and that the Court enter judgment for such costs and fees that I paid in favor of me against my spouse in the amount of \$ 0.00 .

(b) If the Court defers payment of court costs and service fees, I request that when the Court grants the General Judgment of Summary Dissolution, the Court enter judgment for the unpaid part of these costs and fees in favor of the state against me my spouse.

12 I request that: XX wife's legal name be restored to HENRY. husband's legal name be restored to N/A. I select the following contact address for service of process and select the following method of substituted service: Mailing address: Route 1 Box 55, Boardman, OR 97818

/s/ Alan R. Acarregui  
11/17/04  
ALAN RONALD ACARREGUI  
Submitted by:  
Alan R. Acarregui  
Petitioner  
Route 1 Box 55  
Boardman, OR 97818  
541-481-3271

Published: December 29, 2004, January 5, 12 and 19, 2005

**Cole named to economic post**  
*continued from page 5*

writing and business planning services. "We are very pleased to have Brian as part of the organization," said Bill Fashing, President of OEDA and Economic Development Coordinator for Hood River County. "Brian will help to enhance our business recruitment effort, and launch an expanded initiative to bring more comprehensive economic development training to community leaders and economic development professionals throughout the state."

OEDA is currently coordinating eight to 10 business recruitment missions throughout the United States, cooperating with the state in a direct mail campaign and promoting Oregon in conjunction with Brand Oregon with the theme "Come for a week. Stay forever." OEDA has played a key role in a number of business expansion and recruitment projects in recent years.