

THIS INDENTURE, made this 21st day of January, 1971, by and between J. M. BRITTON, as Sheriff of Klamath County, State of Oregon, First Party, and KLAMATH PRODUCTION CREDIT ASSOCIATION, a corporation, Second Party,

W I T N E S S E T H:

That said First Party, by virtue of an execution and order of sale duly issued out of the Circuit Court of the State of Oregon for the County of Klamath on the 17th day of December, 1969, on a judgment and decree theretofore duly taken in said Court in a suit wherein Klamath Production Credit Association, a corporation, was plaintiff, and Wu Ranches, Inc., a corporation; G. P. Wu aka George P. Wu and aka Goon Pon Wu and Ida L. Wu, husband and wife; Alfred G. Wu and Grace Wu, husband and wife; Jack Wu and Vonita Wu, husband and wife; G. P. Wu, Alfred G. Wu and Jack Wu dba G. P. Wu & Sons, a copartnership; Dant Forest Products, Inc., a Nevada corporation; Department of Revenue, State of Oregon, formerly Oregon State Tax Commission; Bank of America National Trust and Savings Association; and Robert G. Wu, were defendants, for the foreclosure of a mortgage upon the property hereinafter described, and a sale of said property duly made on the 20th day of January, 1970, and in pursuance of the statutes in such cases made and provided, and for and in consideration of the sum of \$122,517.18 to him in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, and confirmed, and by these presents does grant, bargain, sell, convey, and confirm unto the said Second Party, its successors and assigns forever, all of the estate, right, title, and interest which the said defendants in said suit had on the 20th day of January, 1970, or at any time afterwards, or now, have in or to all that certain property situate, lying, and being in the County of Klamath, State of Oregon, and more particularly described as follows, to-wit:

T. 38 S., R. 11 E., W.M.:
Sec. 9: S $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$
Sec. 10: S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$
Sec. 14: S $\frac{1}{2}$ SW $\frac{1}{4}$
Sec. 23: N $\frac{1}{2}$ NW $\frac{1}{4}$
Sec. 24: E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$

T. 38 S., R. 11 E., W.M.:
Sec. 18: Lot 4 (SW $\frac{1}{4}$ SW $\frac{1}{4}$)
Sec. 19: Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) EXCEPTING the following-described portions thereof, to-wit: Commencing on the East line of Lot 1, Section 19, Township 38 South, Range 11 East of the Willamette Meridian at a point South 00 degrees 28' West 515.42 feet from the Northeast corner of said Lot 1, and running South 00 degrees 28' West along said East line a distance of 104.36 feet; thence North 89 degrees 32' West 104.36 feet to a point; thence North 00 degrees 28' East 104.36 feet to a point; thence South 89 degrees 32' East 104.36 feet to the point of beginning. Easterly 30 feet of said Lot 1, Section 19, Township 38 South, Range 11 East Willamette Meridian, extending from the North boundary to the South boundary of said lot; and ALSO EXCEPTING the following-described real property: Beginning at a 5/8-inch iron pin marking the Northwest corner of said Section 19; thence South 89 degrees 32' East along the North line of said Section 19 a distance of 1031.24 feet to the true point of beginning of this description; thence South 0 degrees 28' West at right angles to the North line of said Section 19 a distance of 30.00 feet to a 1/2-inch iron pin on the south right of way line of the County Road; thence continuing South 0 degrees 28' West a distance of 260.40 feet to a 1/2-inch iron pin; thence South 89 degrees 32' East parallel with the North line of said Section 19 a distance of 150.00 feet to a 1/2-inch iron pin; thence North 0 degrees 28' East a distance of 260.40 feet to a 1/2-inch iron pin on the South line of said County Road; thence continuing North

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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0 degrees 28' East a distance of 30.00 feet to the North line of said Section 19; thence North 89 degrees 32' West along the North line of said Section 19 a distance of 150 feet to the true point of beginning. The above-described tract of land contains 1.00 acres, more or less, and includes a 30-foot strip of land in the county road right of way along the Northerly 30 feet thereof.

Together with appurtenant irrigation equipment and fixtures described as follows:

150 H.P. Newman motor and Western pump on well
1/2 M 2640' 6" Mainline pipe
1320' 8" Mainline pipe, buried
3/4 Mile Moore Rain power move sprinklers
2 - 5000-bu. steel grain bins with 45' elevators
700 gal. Volco stainless steel milk tank
700 gal. Blackburn stainless steel milk tank

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with the appurtenances, unto the said Second Party, its successors and assigns, forever, free from all claim therein on the part of the said defendants, or any of them, and as fully and absolutely as by law the said Second Party can or ought to have or to hold the same hereunder.

IN WITNESS WHEREOF, the said First Party has hereunto set his hand and seal the day and year first above written.

J. M. Britton (SEAL)
Sheriff of Klamath County, Oregon

STATE OF OREGON)
County of Klamath) ss.

On this 22nd day of January, 1971, before me, a Notary Public in and for Klamath County, State of Oregon, personally came the within-named J. M. BRITTON, Sheriff of said County of Klamath, State of Oregon, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Phillip H. Finney
Notary Public for Oregon
My commission expires: 4-30-72

STATE OF OREGON,)
County of Klamath) ss.

SEAL:

Filed for record at request of:
Ganong, Ganong & Gordon
on this 22nd day of January A. D., 1971.
at 1:47 o'clock P.M. and duly
recorded in Vol. M71 of Deeds
Page 606

GANONG, GANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Page 2 - DEED

WM. D. MILNE, County Clerk
By *William D. Milne*
Fee \$3.00 Deputy.