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CERTIFICATE OF SALE OF
REAL PROPERTY

THIS IS TO CERTIFY that by virtue of a Writ of Execution in foreclosure issued out of the Circuit Court of the State of Oregon for Klamath County dated the 24th day of April, 1972, upon judgment and decree of foreclosure rendered in favor of JULIUS LEVINE, NATHAN ENGELBERG, JACOB FEINSTEIN, MORRIS STARK, and JEROME KAUFMAN, Plaintiffs and against Defendants, RANCHO KLAMATH FALLS, a limited partnership consisting of T. S. NAKANO and YURIKO NAKANO, husband and wife, BRUNO PROELL and A. JOY PROELL, husband and wife, and ALFA EXECUTIVE INVESTMENT CLUB, a co-partnership consisting of DAVIS L. KITTINGER and DONALD REED, and RICHARD W. PEX, JOHN E. FERRIS, UNITED STATES OF AMERICA, and STATE OF OREGON, commanding me to sell all of the interest which the Defendants had on May 15, 1969, the date of the Mortgage and all of the interest which the said Defendants had thereafter in the real property located in Klamath County, Oregon, which is described in Exhibit "A", attached hereto, and by this reference incorporated and made a part of this Certificate of Sale, as if fully set out herein, and after giving notice of sale, as required by law, and sending a copy of such notice by registered mail to each of the judgment debtors, I sold at public auction, the above described real property (subject to redemption) and in the manner prescribed by law to:

- JULIUS LEVINE
- NATHAN ENGELBERG
- JACOB FEINSTEIN
- MORRIS STARK
- JEROME KAUFMAN

the highest bidder for the sum of \$ 124,751.25

That the sale will become absolute and the purchaser will be entitled to a conveyance of the real property from me or my successor, as Sheriff, upon the surrender of this Certificate at

CERTIFICATE OF SALE OF REAL PROPERTY, PAGE ONE.

BOIVIN, BOIVIN
ATTORNEYS AT LAW
210 BOIVIN BUILDING
KLAMATH FALLS,
OREGON 97601
TELEPHONE 684-8101

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1 the expiration of the statutory period of redemption, unless the
2 real property shall be sooner redeemed, according to law.

3 DATED this 31st day of May, 1972.

4 *J. M. Britton*
5 J. M. BRITTON, SHERIFF OF KLAMATH COUNTY,
6 OREGON

7 By: _____

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CERTIFICATE OF SALE OF REAL PROPERTY, PAGE TWO.

The following described real property in Clatsop County, Oregon:

Township 38 South, Range 9 East of the Willamette Meridian, as follows:

Section 15:

S $\frac{1}{2}$ of NE $\frac{1}{4}$, and SW $\frac{1}{4}$.

Section 15:

S $\frac{1}{2}$ of NE $\frac{1}{4}$, The South 405.74 feet of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, and SW $\frac{1}{4}$, together with a perpetual easement for water and sewer pipe lines, telephone and power lines over land described as follows:

That portion of Sections 26, 27, and 28 of Township 38 South, Range 9 East of the Willamette Meridian, in Clatsop County, Oregon, lying within a strip of land 50 feet in width, the center line of which is described as follows:

Beginning at a point, same being on the half section line and 113.13 feet west of the south west corner of the Northwest $\frac{1}{4}$ of Section 27; thence North 1° 45' East a distance of 300.4 feet to a point; thence North 3° 15' East a distance of 492.7 feet to a point lying in Section 27; thence North 29° 29' East a distance of 219.5 feet; thence North 31° 21' East a distance of 4.1 feet to a point; thence North 6° 34' East a distance of 250 feet to a point; thence North 13° 45' East a distance of 2.2 feet to a point; thence North 4° 42' East a distance of 50 feet to a point; thence North 30° 50' East a distance

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Property Continued

of 189.6 feet to a point; thence North $41^{\circ}21'$ East a distance of 1408.9 feet to a point; thence North $31^{\circ}36'$ East a distance of 260 feet to a point; thence North $22^{\circ}58'$ East a distance of 730 feet to a point; thence North $20^{\circ}43'$ East a distance of 345 feet to a point; thence North $3^{\circ}57'$ West a distance of 595 feet to a point; thence North $27^{\circ}05'$ West a distance of 530 feet to a point; thence North $23^{\circ}25'$ West a distance of 330 feet to a point; thence North $15^{\circ}30'$ East a distance of 131.3 feet, same being on Section line between Sections 15 and 22.

EXCEPTING however from the above property the following described tract, referred to herein as the Rifle Range Area, located within, and being a part of, the E. of the S.E. of Section 15 and the S.W. of Section 14, all in Township 38 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the section corner common to Sections 14, 15, 22, and 23, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. $26^{\circ}07'05''$ W., a distance of 1500.00 feet to the north boundary of the S.E. of the S.W. of Section 15; thence N. $40^{\circ}03'22''$ W., a distance of 950.00 feet to the section line common to Sections 15 and 14; thence S. $60^{\circ}26'20''$ E., a distance of 1310.41 feet to the north boundary of the S.W. of the S.W. of Section 14; thence N. $89^{\circ}17'08''$ E. along said boundary a distance of 850.00 feet to a point on same which is distant 550.00 feet from the northeast corner of the S.W. of the S.W. of said Section 14; thence S. $1^{\circ}44'37''$ E., parallel with the east boundary of the West 1/2 of Section 14 a distance 1319.58 feet to the south boundary of Section 14; thence S. $89^{\circ}14'34''$ W. along same, a distance of 2008.25 feet, more or less, to the point of beginning.

But including with the above property the following: The Water Storage Area, located within the Rifle Range Area in the S.E. of the S.E. of Section 15, Township 38 South, Range 9 East of the Willamette Base and Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the section corner common to Sections 14, 15, 22, and 23, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. $0^{\circ}38'06''$ W. along the boundary common to Sections 14 and 15, a distance of 792.02 feet; thence N. $42^{\circ}22'11''$ a distance of 256.73 feet to the true point of beginning of this description; thence N. $28^{\circ}40'30''$ W., 207.67 feet; thence S. $61^{\circ}15'11''$ 172.93 feet; thence S. $9^{\circ}08'11''$ W., 185.09 feet; thence S. $73^{\circ}40'51''$ E. a distance of 292.61 feet to the true point of beginning.

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TOGETHER WITH the perpetual right of joint use of the road in the Rifle Range Area providing access to the above described Water Storage Area, and said access roadway being a strip not to exceed 40 feet in width, lying 20 feet on each side of the following described center line:

Beginning at the southeast corner of Section 15, Township 38 South, Range 9 East of the Willamette Base and Meridian; thence N. 39° 57' 09" W. along the South boundary of said Section 15 a distance of 1552.84 feet to the centerline of the Old Fort Road as now located and constructed, and being the true point of beginning of this description; thence following the aforesaid centerline northward on the following courses: (1) along the arc of a 7.007' curve to the right a distance of 428.15 feet; (2) along the arc of a 3.997' curve to the left a distance of 353.98 feet; (3) N. 21° 25' 12" E. 210.76 feet; (4) along the arc of a 10.00' curve to the left a distance of 397.83 feet; and N. 18° 12' W. a distance of 435.01 feet to the centerline of an existing road intersecting from the northeast; thence leaving the Old Fort Road and following the centerline of said intersecting road on the following courses: (1) along the arc of a 11.00' curve to the left a distance of 97.15 feet; (2) N. 71° 39' E. 517.01 feet; (3) along the arc of a 29.00' curve to the right a distance of 440.59 feet; (4) S. 30° 35' E. 105.86 feet; (5) along the arc of a 13.00' curve to the left a distance of 406.28 feet; (6) S. 83° 15' E. 32.39 feet and (7) along the arc of a 30.00' curve to the right a distance of 393.39 feet, more or less, to the boundary of Rifle Range Area.

STATE OF OREGON }
County of Klamath } ss.

Filed for record at request of:
BOIVIN & BOIVIN

on this 14th day of June A. D. 1972
at 10:48 o'clock A. M. and duly
recorded in Vol. M-72 of DEEDS
Page 6373

WM. D. MILNE, County Clerk

Fee \$10.00

By

Alan Clark
Deputy