

91926

Vol. <sup>m</sup> 24 Page 9853

SHERIFF'S DEED

THIS DEED Made August 12, 1974, between J. M. BRITTON, Sheriff of Klamath County, Oregon, herein-after called Grantor and AMERICAN CITY BANK, a California Banking Corporation, hereinafter called Grantee,

WITNESSETH:

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon, between AMERICAN CITY BANK, a California Banking Corporation, Plaintiff, and JOHN N. WAIN, WINIFRED G. WAIN, J. W. COPELAND YARDS, an Oregon Corporation, and FRANK COTTON, Defendants, a judgment and decree was entered on May 10, 1973, for the foreclosure of a mortgage on the real property described below; and

WHEREAS, the court thereafter issued a writ of execution and pursuant thereto on July 26, 1973, all of the interest of the Defendants in the real property was sold at public auction, subject to redemption, in the manner provided by law, for the sum of \$110,000.00 to AMERICAN CITY BANK, a California Banking Corporation, Plaintiff in said suit, the highest bidder; and

WHEREAS, The Sheriff, after receiving from the Purchaser the sum of money so bid, duly executed and delivered to the Purchaser a Certificate of Sale; and

WHEREAS, the Sheriff then filed the return of sale with the Court and an Order confirming the sale was entered on August 9, 1973; and

WHEREAS, the time for redeeming as required by law has expired, the real property has not been redeemed from the sale, and the Grantee herein is the owner and holder of the Certificate of Sale and has delivered the Certificate to Grantor,

NOW, THEREFORE, In consideration of the sum paid for the real property Grantor does hereby convey to Grantee all of the interest the Defendants had on May 28, 1970, the date of the mortgage, and all interest which Defendants had thereafter in that real property described as follows:

Section 25, the E $\frac{1}{2}$ SW $\frac{1}{4}$ , EXCEPTING that portion used for State Highway purposes; Section 35, the SE $\frac{1}{4}$ ; and Section 36, the NW $\frac{1}{4}$  and North 979 feet of the SW $\frac{1}{4}$ ; all in Township 36 South, Range 11 East of the Willamette Meridian.

The true and actual consideration for this transfer is \$110,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument on August 12, 1974.

J. M. BRITTON, Sheriff

By \_\_\_\_\_ Deputy

AUG 13 10 51 AM 1974

9854

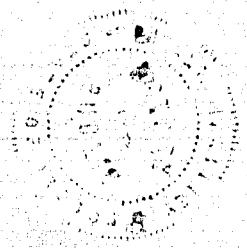
STATE OF OREGON, )  
County of Klamath. ) ss.

August 12, 1974,

Personally appeared the above named J. M. Baiton Klamath Co Sheriff, and  
acknowledged the foregoing instrument to be his voluntary  
act and deed.

Before me:

Phyllis H. Kinney  
Notary Public for Oregon.  
My Commission Expires: 4-30-76



STATE OF OREGON, )  
County of Klamath ) ss.

Filed for record at request of:  
PROCTOR & PUCKETT ATTY  
on this 13th day of August A. D., 19 74  
at 10:51 o'clock A M. and duly  
recorded in Vol. M 74 of DEEDS  
Page 9853

WM. D. MILNE, County Clerk

Fee \$ 1.00 By Blair Drazic Deputy.

Return: PROCTOR and PUCKETT  
ATTORNEYS AT LAW  
200 MAIN STREET  
KLAMATH FALLS, OREGON 97

SHERIFF'S DEED, Page 2.