

WHEN RECORDED MAIL TO: Giacomini, Jones & Zamsky Attorneys at Law 635 Main Street Klamath Falls, OR 97601	94218 Vol. 74 Page 13911 STATE OF OREGON County of _____ I certify that the within instru- ment was received for record on the day of _____ 19____ at _____ o'clock _____ M. and recorded in book _____ on page _____ or as filing fee number _____, Rec- ord of Deeds of said County. Witness my hand and seal of County affixed. _____ Title By _____ Deputy
MAIL TAX STATEMENTS TO: Mr. and Mrs. F. W. Woerpel 136 Marsh Road Watsonville, CA 95076	I DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUN- TIES WHERE USED.

CERTIFICATE OF SALE OF REAL PROPERTY

THIS IS TO CERTIFY that by virtue of a writ of execution in fore-
 closure issued out of the Circuit Court of the State of Oregon for Klamath
 County, dated September 9, 1974, upon a judgment and decree of foreclosure
 rendered in favor of F. W. Woerpel and Iva D. Woerpel, husband and wife,
 plaintiffs, and against W. W. Keefer, aka Wilbur Wayne Keefer, dba Keefer's
 Fireside, Myrtle A. Keefer, wife of W. W. Keefer; International Paper Company,
 Long Bell Division, a corporation; Dale Mayben; Art Eggleston; Klamath County
 Credit Service, a corporation; Del Parks, former Trustee in Bankruptcy of
 Wilbur Wayne Keefer, formerly dba Keefer's Fireside and K & S Auto Sales,
 defendants, and Elbert W. Stiles, and Wyoming Stiles, husband and wife,
 individually and dba Bee Hive Auto Lease, defendants and cross-claimants,
 commanding me to sell all the interest which the defendants had on October
 21, 1960, the date of the mortgage, and all of the interest which the
 defendants had thereafter in the following described real property in Klamath
 County, Oregon:

A tract of land situated in the NE1/4 SW1/4 of Section 10, Town-
 ship 36 South, Range 6 East of the Willamette Meridian, Klamath County,
 Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25,
 FRONTIER TRACTS, said corner being South 0° 36' West a distance of
 669.40 feet and South 89° 24' West a distance of 460.0 feet from the
 center quarter corner of said Section 10; thence North 0° 36' East a
 distance of 247.0 feet to an iron pin; thence South 89° 24' West a
 distance of 50.0 feet to an iron pin; thence North 0° 36' East a
 distance of 99.2 feet to an iron pin on the South line of "A" Street
 frontier tracts; thence South 89° 17' West along the South line of
 said "A" Street, a distance of 190.0 feet to an iron pin; thence
 South 0° 36' West a distance of 158.2 feet; thence South 80° 46'
 West a distance of 275.7 feet to the East line of State Highway #421;
 thence South 3° 07' East along said East line a distance of 146.8
 feet to an iron pin on the South line of FRONTIER TRACTS; thence
 North 89° 24' East along said South line a distance of 518.93 feet,
 more or less, to the point of beginning;

BUT EXCEPTING THEREFROM the parcel deeded to Harry R. Waggoner
 by deed book 358, page 306;

RESERVING THEREFROM a 20-foot roadway easement over the North
 side of West portion, including the terms and provisions thereof,
 as set forth in Deed from Frontier Guest Ranch recorded October 24,
 1960, in Deed Book 325, page 13.

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),
 in the manner prescribed by law, to F. W. Woerpel and Iva D. Woerpel, husband
 and wife, the highest bidder, for the sum of \$49,596.49;

13912

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

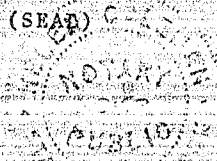
Dated this 23rd day of October, 1974.

J. M. Britton
J. M. Britton

STATE OF OREGON)
County of Klamath)

ss.

Personally appeared the above named J. M. Britton and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: *Helen Coleman*
Notary Public for Oregon
My Commission Expires: 11-11-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of GIACOMINI JONES & ZAMSKY
this 24th day of OCTOBER, A.D. 1974 at 1:00 o'clock PM, and
duly recorded in Vol. M 74 of DEEDS on page 13911
FEE \$ 4.00

Wm D. Milne, County Clerk
By *Hazel Dray*

CERTIFICATE OF SALE
OF REAL PROPERTY
Page -2-