

Return

Vol. 96 Page 2487

SHERIFF'S DEED

10523

THIS INDENTURE, made this 12th day of February, 1976,
by and between J. M. BRITTON, Sheriff of Klamath County,
Oregon (hereinafter called "Grantor") and RAINIER MORTGAGE
COMPANY, a Washington corporation (hereinafter called "Grantee"),

W I T N E S S E T H :

WHEREAS, in a suit in the Circuit Court of the State
of Oregon for the County of Klamath, Clerk's No. 75-240E, in
which Rainier Mortgage Company (formerly known as Coast Mortgage
Company) was plaintiff and Evert Brown, et al, were defendants,
a decree was entered on the 18th day of September, 1975, for the
foreclosure of a mortgage on the following described real property
in Klamath County, Oregon, to wit:

Lot 31 and the South 1/2 of Lot 30, of PONDEROSA PARK,
in the City of Chiloquin, Klamath County, Oregon.

WHEREAS, following the entry of said decree, a writ
of execution directing the sale of the real property was issued
out of said court, pursuant to which and on the 12th day of
November, 1975, the real property was sold, subject to redemption,
in the manner provided by law, for the sum of Twenty-seven Thousand
Seven Hundred Ninety-six and 61/100 Dollars (\$27,796.61), to
Grantee who was the highest and best bidder and that being the
highest and best sum bid therefor,

WHEREAS, at the time of said sale, Grantee paid the
amount bid for the real property to Grantor,

WHEREAS, at said sale a certificate of sale as required
by law was duly executed and delivered to Grantee and Grantee is
the owner and holder of said certificate of sale,

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2488

WHEREAS, said sale was duly confirmed by the Circuit Court of the State of Oregon for the County of Klamath by order signed on the 26th day of November, 1975.

WHEREAS, the real property has not been redeemed from such sale, defendant Evert Brown has conveyed all his right, title and interest in the real property to Marco Enterprises, Inc., and Marco Enterprises, Inc., conveyed all its right, title and interest in said property to Grantee, and the statutory right of redemption conferred upon the remaining defendants has now expired,

NOW, THEREFORE, in order to complete said sale pursuant to law and in consideration of the sum paid for the real property, Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, the real property situated in Klamath County, Oregon, described herein, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of defendants and each of them in and to the real property.

The true and actual consideration paid for this transfer stated in terms of dollars is \$27,796.61.

IN WITNESS WHEREOF, Grantor has executed this instrument.

J. M. Britton
Sheriff of Klamath County, Oregon

STATE OF OREGON)
COUNTY OF KLAMATH) SS

Before me this 12th day of February, 1976, personally appeared the above-named J. M. BRITTON, Sheriff of Klamath County, Oregon, and acknowledged the foregoing instrument to be his voluntary act and deed.

Phyllis N. Kinnif
Notary Public for Oregon
My commission expires: 4-30-76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of FEBRUARY A.D., 1976 at 10:41 o'clock A M., and duly recorded in Vol. N 76 of DEEDS on Page 2487.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Hazel Unzger* Deputy