

12012

## SHERIFF'S DEED

THIS DEED, Made this 23<sup>rd</sup> day of April, 1976, between J. A. BRITTON, SHERIFF of Klamath County, Oregon, herein called "grantor", and PRIMARY SOURCE INC., a California corporation, herein called "grantee";

## WITNESSETH:

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County between First Federal Savings and Loan Association of Klamath Falls, a federal corporation, as plaintiff, and Shadow Hills Development Corporation, an Oregon corporation, William F. Hannon, Robert E. Hannon and John P. Hannon as defendants, a judgment and decree was entered on March 7, 1975, 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 April 17, 1975, 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 \$136,778.13 to First Federal Savings and Loan Association of Klamath Falls, 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 filed the return of sale with the Court and an order confirming said sale was entered on April 30, 1975, and

WHEREAS, prior to the time limited by law for redeeming said property, the judgment debtor caused a notice of intent to redeem said property to be filed and within the time provided for redeeming said property the judgment debtor's assignee and successor in interest, Primary Source Inc., a California corporation, did redeem said property by paying therefor the sum of \$145,864.18, and

WHEREAS, the Sheriff under date of April 15, 1976, issued a certificate of redemption of said real property to said redemptionor.

(Sheriff's Deed - 1)

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 September 20, 1971, the date of the mortgage, and all interest which defendants had thereafter in that real property described as follows:

Parcel 1: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20, 21 and 22, Block 1; Lots 1, 2, 3 and 4, Block 2; all of vacated Blocks 2 and 3, EXCEPT that portion conveyed to Klamath County School District by deed recorded in Volume M-73, Page 4117, Deed Records of Klamath County, Oregon; Lot 14 and the South 35.09 feet of Lot 19, Block 3; Lots 1, 2, 5, 6, 7 and 8, Block 4, all in Tract No. 1031 Shadow Hills Subdivision - I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Tracts 1, 2, 3 and 4; Tract 5, LESS that portion of vacated Block 3, Tract No. 1031 Shadow Hills - I; Tract 6, LESS that portion conveyed to Klamath County School District by deed recorded in Volume M-73, Page 4117, Deed Records of Klamath County, Oregon; Tracts 7 and 8 and the North 15 acres of Tract 9, all of Tracts 10 and 11 and that portion of Tract 12 lying South of the road commonly known as Upland Way, all of Tract 14, and that portion of Tract 15 lying North of said Upland Way, all of Tract 19, all in Enterprise Tracts, EXCEPTING THEREFROM any portion of Tract No. 1031 of Shadow Hills Subdivision - I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$145,864.18.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 23<sup>rd</sup> day of April, 1976.

*J. M. Britton*  
J. M. BRITTON, Sheriff

STATE OF OREGON } ss. April 23<sup>rd</sup>, 1976  
County of KLAMATH }

Personally appeared the above-named J. M. BRITTON, Sheriff of Klamath County, Oregon, and acknowledged the foregoing Deed to be his voluntary act and deed.

Before me:



*Phyllis K. Kinney*  
NOTARY PUBLIC FOR OREGON  
My commission expires 4-30-76

State of Oregon, } ss.  
County of Klamath }

I hereby certify that the within instrument was received and filed for record on the 27th day of APRIL, 19 76, at 8:35 o'clock A M. and recorded on Page 6132 in Book M 76 Records of DEEDS of said County.

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy

(Sheriff's Deed - 2)