

SHERIFF'S DEED

THIS DEED made December 18, 1978, between THOMAS H. DURYEE, Sheriff of Klamath County, Oregon, hereinafter called Grantor and PACIFIC WEST MORTGAGE CO., an Oregon corporation, hereinafter called Grantee

WITNESSETH:

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon, between PACIFIC WEST MORTGAGE CO., an Oregon corporation, plaintiff and LARRY CHRISTIAENS, INC., an Oregon corporation, and RICHARD C. BEESLEY, defendants, a judgment and decree was entered on September 19, 1977, 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 November 10, 1977, 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 \$25,000.00, to PACIFIC WEST MORTGAGE CO., an Oregon corporation, the highest bidder; and

WHEREAS, the Sheriff, 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 December 12, 1977; 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 March 10, 1975, the date of the mortgage, and all interest which defendants had thereafter in that real property described as follows:

A parcel of land lying in the NW 1/4 of Section 11, Twp. 39 S. R. 9 E.W.M., more particularly described as follows: Beginning at a point which is N. 1° 12' W. 361.4 feet and East 30 feet from the West quarter corner of said Section 11; thence N. 1° 12' W. 100 feet; thence North 88° 57' E. 100 feet; thence S. 1° 12' E. 100 feet; thence S. 88° 57' W. 100 feet to the point of beginning. EXCEPTING therefrom any portion lying within the right of way of Summers Lane and any portion lying within the right of way of Winter Avenue.

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The true and actual consideration for this transfer is \$25,000.00.

Until a change is requested, all tax statements shall be sent to the following:

Pacific West Mortgage Co.
P. O. Box 497
Stayton, OR 97383

IN WITNESS WHEREOF, the Grantor has executed this instrument on December 18, 1978.

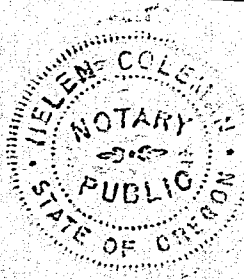
THOMAS H. DURYEE
Sheriff of Klamath County, Oregon

By David L. Smith
Deputy

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before me this 18th day of December, 1978, by David L. Smith.



*Ret: Bell & Bell
Attorneys at Law
311 North Third St.
Stayton, Or. 97383*

Helen Coleman
Notary Public
My Commission Expires: 11-11-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record December 19th day of December A. D. 1978 at 9:07 o'clock A.M., and
fully recorded in Vol. M-78, of Deeds on Page 28267

Fee \$6.00

W. D. MILNE, County Clerk
By Jacqueline J. Mettler