

THIS INDENTURE, Made this 15th day of June, 1983, by and between TOM DURYEE, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Walter E. Heller Western, Inc., a California corporation, hereinafter called the grantee; WITNESSETH: RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, bearing Number 82-70-2, in which WALTER E. HELLER WESTERN, INC., a California corporation was plaintiff and KLAMATH WOOD PRODUCTS, INC., an Oregon corporation; TIMOTHY L. BLIXSETH; DESIREE L. BLIXSETH; JOHN GREEN; MARGARET GREEN; ALPINE VENEERS, INC., an Oregon corporation and ROSEBURG ELECTRIC WHOLESALE, INC., an Oregon corporation, were defendants, a judgment was entered and filed on the 7th day of July, 1982, for the foreclosure of a mortgage on the real property described below; following the entry of said judgment, a writ of execution directing the sale of said real property was issued out of said court, pursuant to which and on the 17th day of August, 1982, the said real property was sold, subject to redemption, in the manner provided by law, for the sum of \$132,026.17 to WALTER E. HELLER WESTERN, INC., a California corporation who was the highest and best bidder and that being the highest and best sum bid therefor; at the time of said sale the said purchaser paid the amount bid for said property to the grantor or his predecessor in office; at said sale a certificate of sale as required by law was duly executed and delivered to the said purchaser; upon due return of said sale on said execution, the said sale was duly confirmed on the 2nd day of September, 1982, said order of confirmation having been entered in volume 40 at page 328 of the journal of said court, to which reference now is made. The said real property has not been redeemed from such sale and the time for redemption has expired; the grantee herein is the owner and holder of said certificate of sale. NOW, THEREFORE, in view of the premises, in order to complete said sale pursuant to law and in consideration of the sum paid for said real property at said sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, his heirs, successors-in-interest and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

See EXHIBIT "A"

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendants and each of them in and to said real property;  
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors-in-interest and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$132,026.17. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).  
IN WITNESS WHEREOF, the grantor has executed this instrument.

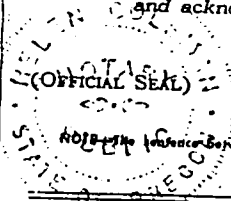
TOM DURYEE, Sheriff  
Klamath County, Oregon

David L. Smith  
Name  
Captian, Civil Division  
Title

STATE OF OREGON, County of Klamath ss. June 15, 1983  
Personally appeared the above named DAVID L. SMITH

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Helen Coleman  
Notary Public for Oregon  
My commission expires 11-11-85



Sheriff's Deed ON FORECLOSURE (FORM No. 88)	
No.	TO
AFTER RECORDING RETURN TO	
KATC	

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of ss.

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  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

By Title.  
Deputy

## EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

PARCEL 1

A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of Government Lots 4 and 5, said Section, Township and Range, more particularly described as follows:

Beginning at a point which is South a distance of 208.71 feet and East a distance of 285.0 feet from the Northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 5, said point being on the South line of that certain parcel of land conveyed by the City of Klamath Falls to H. A. Nitschelm et ux., by deed dated November 8, 1948, recorded November 16, 1948 in Volume 226 at page 423, Deed Records of Klamath County, Oregon; thence continuing East along the South line of said parcel a distance of 192.42 feet to Southeast corner thereof; thence North along East line of said parcel a distance of 208.71 feet to North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence East along said North line a distance of 389.88 feet to a point: thence South 0°43' West a distance of 460.7 feet to a point on Northwesterly line of a parcel of land deeded to Great Northern Railway Co. by deed recorded October 21, 1927 in Volume 76 at page 635, Records of Klamath County, Oregon; thence South 28°43' West, along said Northwesterly line a distance of 590.02 feet to Northeast corner of a parcel of land deeded to California Oregon Power Co. by deed recorded December 16, 1953 in Volume 264 at page 436, Records of Klamath County, Oregon; thence West along North line of said parcel a distance of 296.75 feet to a point, said point being East a distance of 285.0 feet from West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence North and parallel to said West line and 285.0 feet distance East therefrom, a distance of 761.29 feet, more or less, to point of beginning.

PARCEL 2

A parcel of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, and being a portion of Government Lots 4 and 5, said Section, Township and Range, more particularly described as follows:

Beginning at a point on the North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  which is East along said line a distance of 477.42 feet from Northwest corner thereof; thence continuing East along said North line a distance of 389.88 feet to a point; thence South 0°43' West a distance of 460.7 feet to a point on the Northwesterly line of a parcel of land deeded to Great Northern Railway Co. by deed recorded October 21, 1927 in Volume 76 at page 635, Records of Klamath County, Oregon; thence South 28°43' West along said Northwesterly line a distance of 590.02 feet to Northeast corner of a parcel of land deeded to California Oregon Power Co. by deed recorded December 16, 1953 in Volume 264 at page 436, Records of Klamath County, Oregon; thence West along North line of said parcel a distance of 521.75 feet to East line of a parcel of land deeded to Klamath County for road purposes by deed recorded November 17, 1948 in Deed Volume 226 at page 429, Records of Klamath County, Oregon; thence North along East line of said parcel to a point which is South along said line a distance of 208.71 feet from North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ , said point being Southwest corner of a parcel of land deeded to City of Klamath Falls to H. A. Nitschelm et ux., recorded November 16, 1948 in Deed Volume 226 at page 422, Records of Klamath County, Oregon; thence East along South line of said parcel a distance of 417.42 feet; thence North along East line thereof 208.71 feet to point of beginning. EXCEPTING THEREFROM that portion described in deed recorded November 25, 1971 in Volume M71 at page 12451, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 16th day of June A.D., 1983 at 12:28 o'clock P.M. and duly recorded in Vol M89, of Deeds on page 9388.

Fee \$ 8.00

EVELYN BIEHN COUNTY CLERK

by [Signature] Deputy