

MTC 12732-L

SHERIFF'S DEED ON FORECLOSURE

THIS INDENTURE, made this 4th day of August, 1983, by and between TOM DURYEE, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and PETER ROBERT CAINE, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, bearing Number 80-1087, in which RAINIER CREDIT CO., a corporation was plaintiff and PATRICK J. OLIVER, et al. were defendants, judgment was entered and filed on the 7th day of June, 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 18th day of August, 1982, the said real property was sold, subject to redemption, in the manner provided by law, for the sum of \$245,137.12 to RAINIER CREDIT CO., a 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 1st day of September, 1982.

PATRICK J. OLIVER has assigned all redemption rights to LINDA JAYNE KNOWLES, LINDA JAYNE KNOWLES has assigned all redemption rights to PETER ROBERT CAINE.

RAINIER CREDIT CO., a corporation has assigned all the interest in and to the Sheriff's Certificate of Sale to PATRICK J. OLIVER, PATRICK J. OLIVER has assigned all the interest in and to the Sheriff's Certificate of Sale to PETER ROBERT CAINE.

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, 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 addendum.

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 \$245,137.12. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument.

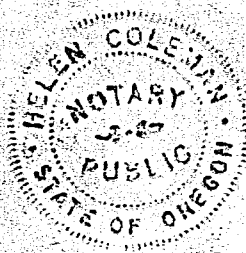
TOM DURYEE, Sheriff
Klamath County, Oregon

By David L. Smith
Deputy

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named DAVID L. SMITH, Deputy and acknowledged the foregoing instrument to be his voluntary act and deed.

August 4, 1983

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



Parcel 1: The S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following: 12902

Parts of Lot 3 in the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 39 South, Range 8 E.W.M., more particularly described as follows: Beginning at the Southwest Section corner of said Section 7; thence North along the West line of said Section, a distance of 1091.7 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence South 46 30' East, a distance of 425.0 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence South 73 30' East, a distance of 831.0 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence North 88 East, a distance of 691.7 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence South 83 30' East a distance of 367.2 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence South 8 30' East, a distance of 90.8 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence South 30 30' East, a distance of 67.7 feet to a 3/4 inch iron pipe 36 inches long; thence South 54 30' East, a distance of 140.0 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence North 81 East, a distance of 80.8 feet to a 3/4 inch iron pipe 40 inches long; thence South 72 30' East, a distance of 101.40 feet to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long; thence North 77 30' East, a distance of 147.8 feet, more or less, to a 1 $\frac{1}{4}$ inch iron pipe 30 inches long, located at the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section; thence South along the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section, a distance of 365.0 feet, more or less, to the quarter corner on the South line of said Section 7; thence West along the South line of said Section, a distance of 2640.0 feet, more or less, to the Point of Beginning.

Parcel 2: NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion lying within the plat of Tract No. 1046, ROUND LAKE ESTATES.

Parcel 3: That portion of the S $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the Southeast Section corner of said Section 7; thence West along the South line of said Section, a distance of 540 feet to the point of beginning; thence North, a distance of 150 feet; thence West, a distance of 200 feet; thence South, a distance of 150 feet; thence East along the South line of said Section, a distance of 200 feet, to the Point of Beginning.

Parcel 4: All of Tract No. 1046, ROUND LAKE ESTATES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Lots 1 and 2 in Block 1; Lots 1, 2, 3, 4, 5, 8, 9, 10, 11, 12 in Block 2; Lots 1, 2, 3, 4, 5, 7, 12, 13, 14, 15, 17, 19, 20, 22, 24, 25, 26, 27 and 28 in Block 3; Lots 1, 2, 6, 7, 9, 12 and 13 in Block 4; Lots 29 and 35 in Block 3.

Parcel 5: A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said parcel from which the Southeast corner of the North half of said Section 7, bears South 43 53'53" East, 1866.65 feet; thence South 89 48'22" West 820.00 feet; thence North 00 11'38" West, 810.00 feet; thence North 89 48'22" East, 820.00 feet; thence South 00 11'38" East, 810.00 feet to the Point of Beginning.

TOGETHER with a road easement for ingress and egress, 30.00 feet in width lying 15.00 feet on either side of the following described property centerline; Beginning at a point on the South line of the North half of said Section 7 from which the Southeast corner of said North half of Section 7 bears South 89 55'26" East along said South line, 1657.00 feet; thence North 00 04'34" East, 111.55 feet; thence North 13 40'47" East, 1114.75 feet; thence North 22 41'59" East, 160.48 feet to a point on the South line of the above described parcel from which the Southeast corner of the above described parcel bears North 89 48'22" East, 37.00 feet.

Return: MTC

Addendum. Taxes: Peter Robert Caine, P.O. Box 208, Bend, OR 97701

STATE OF OREGON: COUNTY OF KLAMATH ;ss
I hereby certify that the within instrument was received and filed for record on the 4th day of August A.D., 1983 at 3:11 o'clock P M and duly recorded in Vol M83 of Deeds on page 12901

FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy