

BARGAIN AND SALE DEED OF REDEMPTION RIGHTS

* * * * *

THIS CONVEYANCE made this 14th day of September, 1983, by and between STACEY ERIC DELORME, hereinafter called the Grantor, and THE FIRST CHURCH OF GOD, an Oregon Corporation, hereinafter called Grantee.

W I T N E S S E T H:

WHEREAS, Grantor previously held all right, title and interest in and to a parcel of real property located at 3242 Delaware Street in Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lot 4, BLOCK 4, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPT the North 5 feet taken by Klamath County for the widening of Delaware Avenue as set forth in the instrument recorded October 18, 1963 in Book 348 at Page 571, Deed Records of Klamath County, Oregon. Hereinafter referred to as "property".

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WHEREAS, all right, title, and interest of Grantor in and to said property was sold at public auction on August 29, 1983, by the Sheriff of Klamath County, pursuant to a Writ of Execution in Foreclosure issued out of Circuit Court for the State of Oregon for the County of Klamath, Case No. 82-1208-1;

WHEREAS, Grantee herein was the BONA FIDE PURCHASER for value at said foreclosure sale; and

WHEREAS, Grantor wishes to sell his statutory and equitable right to redeem said property and Grantee wishes to purchase said redemption rights;

NOW, THEREFORE, for the consideration hereinafter stated, and the covenants and conditions hereinafter recited, Grantor does hereby grant, bargain, sell, and convey unto Grantee, his heirs, successors and assigns, all of his right, title and interest in that certain parcel of real property situate in Klamath County, Oregon as hereinabove described.

And Grantor does hereby covenant and agree that Grantee herein is a BONA FIDE PURCHASER for value at the above described foreclosure sale and Grantor hereby acknowledges that this deed is absolute in effect and does release and convey any and all interests of the Grantor in the property above described to the Grantee and does extinguish all of Grantor's right, title and interest in and to said property. Grantor does hereby waive, surrender, convey, and relinquish all rights of redemption concerning the above-described property and does hereby covenant and agree to waive any and all irregularities that may have heretofore occurred relative to the foreclosure and sale of the above-described property.

Grantor does hereby covenant and agree that he is not acting under any misapprehension as to the legal effect of this document nor under any duress, undue influence, or misrepresentation of Grantee, its agent or attorney, or any other person.

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The true and actual consideration paid for this transfer, stated in terms of dollars is SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$750.00).

IT WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of September, 1983.

Stacey DeLorme
Mr. Stacey DeLorme

STATE OF OREGON)
County of Klamath)

Personally appeared before me the above-named STACEY DELORME, and acknowledged that the foregoing instrument to be his voluntary act and deed.

Before me:

Deena R. Swafford
NOTARY PUBLIC FOR OREGON
My commission expires: 8/19/86

Unless a change is requested
all tax statements shall be
sent to the following address:

FIRST CHURCH OF GOD
c/o LORIN MYERS
2802 Altamont Drive
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Richard C. Whitlock
ASPELL & DELLA-ROSE
Attorneys at Law
122 South Fifth Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 12th day of Oct. A.D. 19 83
at 4:32 o'clock P M, and duly
recorded in Vol. M83 of Deeds

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EVELYN BIEHN, County Clerk
By Pam Smith Deputy
Fee 8.00