

31768

AMENDED

Vol. M83 Page 21707

SHERIFF'S DEED

THIS DEED made January 10, 1983, between TOM DURYEE, Sheriff of Klamath County, Oregon, hereinafter called Grantor and Beverly Higgins, in her fiduciary capacity as trustee for Higgins Grandparents Trust, hereinafter called Grantee.

WITNESSETH:

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon, between SOUTHERN OREGON EQUIPMENT CO., an Oregon corporation Plaintiff and RICHARD B. SCHOLES; JUNE BRONDER; EDWARD HIGGINS and BEVERLY HIGGINS, husband and wife; ENCINAL RESEARCH AND DEVELOPMENT CORP., a California corporation; and JOHN HIGGINS, Defendants, a judgment and decree was entered on August 24, 1972, for the foreclosure of a Trust Deed on the real property described below; and

WHEREAS, the Court thereafter issued a Writ of Execution and pursuant thereto on October 12, 1972, 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 \$5,886.96, to Southern Oregon Equipment, 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 then filed the return of sale with the Court and an order confirming the sale was entered on October 31, 1972; 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, and

WHEREAS, on October 8, 1973, Southern Oregon Equipment did convey an "Assignment of Certificate of Sale of Real Property" to Beverly Higgins, in her fiduciary capacity as trustee for Higgins Grandparents Trust and assigns all of its right, title and interest in and to that certain certificate of sale.

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 30, 1967, the date of the Trust Deed, and all interest which Defendants had thereafter in the real property described as follows:

"The northeast quarter of the northwest quarter of Section 21 and the south one-half of the Southeast quarter of Section 17, township 36 south, range 13 east of Willamette Meridian, Klamath County, Oregon"

The true and actual consideration for this transfer is \$15.00.

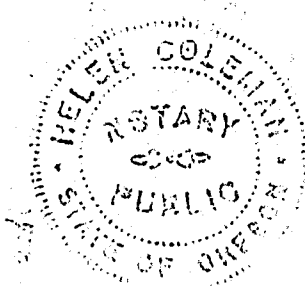
IN WITNESS WHEREOF, the Grantor has executed this instrument on January 10, 1983.

AMENDED DATE: December 20, 1983

TOM DURYEE, Sheriff
Klamath County, Oregon

By David L. Smith
Deputy

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF JANUARY, 1983



return:
Gary Higgins
417 S.W. Marion Ln
Grants Pass OR
97526

Helen Coleman
NOTARY PUBLIC FOR OREGON
My Commission expires 11-11-85

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 20th day of December A.D., 19 83 at 4:48 o'clock P M, and duly recorded in Vol M83, of Deeds on page 21707.

EVELYN BIEHN, COUNTY CLERK

by David L. Smith deputy

Fee \$ 4.00

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