

## SHERIFF'S DEED

This deed is made this 3rd day of May, 1984, between THOMAS H. DURYEE, Sheriff of Klamath County, Oregon, grantor, and WESTERN BANK, grantee.

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County between Western Bank, plaintiff, and G. ROBERT LECKLIDER, NANCY C. LECKLIDER, DOUGLAS M. FELLOWS, P.C., and JOSEPH J. MCCARTHY, P.C., being Klamath County Circuit Court Case No. 83-430 CV, a judgment and decree was entered on October 26, 1983, for the foreclosure of the mortgages on the real property described below; and

WHEREAS, this court thereafter issued a writ of execution and pursuant thereto on December 27, 1983, all of the interest of the defendants G. Robert Lecklider, Nancy C. Lecklider, Douglas M. Fellows, P.C., and Joseph J. McCarthy, P.C., in the real property was sold at public auction, subject to redemption, in the manner provided by law, for the sum of \$44,686.45 to Western Bank, the highest bidder; and

WHEREAS, the sheriff, after receiving from the purchaser the sum of money so bid, executed and delivered to the purchaser a certificate of sale and filed a return of sale with the court, and an order confirming the sale was entered herein on January 16, 1984; and

WHEREAS, on April 3, 1984 defendants G. ROBERT LECKLIDER, NANCY C. LECKLIDER, DOUGLAS M. FELLOWS, P.C., and JOSEPH J. MCCARTHY, P.C. conveyed to WESTERN BANK by bargain and sale deed all their right, title and interest, including but

not limited to any equitable or statutory right of redemption, they then had in and to the following described real property; and

WHEREAS, more than sixty (60) days have elapsed since the date of the sheriff's sale of the real property described hereinafter; and said real property has not been redeemed from the sale, and the grantee herein is the rightful owner and holder of the certificate of sale and has caused the certificate to be delivered to the grantor; and

WHEREAS, on May 2, 1984, 1984, the Circuit Court of Klamath County, Oregon ordered that the Sheriff of Klamath County forthwith execute a deed of conveyance to Western Bank of the real property described herein;

NOW, THEREFORE, in consideration of the sum bid and paid for the real property, the grantor does hereby convey to the grantee all of the interest which defendants had on or about May 29, 1981 and April 27, 1982, the dates of the mortgages foreclosed by Western Bank in the circuit court case referred to hereinabove, and all interest which said defendants had thereafter in that real property described as follows:

PARCEL ONE:

The Westerly 80 feet of Lots 1 and 2 in Block 66, as shown on the map entitled "LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS", filed in the office of the County Clerk, Klamath County, State of Oregon.

PARCEL TWO:

Lot 10, Block 1, as shown on the map entitled

"FIRST ADDITION TO LOMA LINDA HEIGHTS", filed in the office of the County Clerk, Klamath County, State of Oregon.

PARCEL THREE:

Lots 1, 2, 5 and 6 in Block 24, as shown on the map entitled "SECOND ADDITION TO THE CITY OF KLAMATH FALLS", filed in the office of the County Clerk, Klamath County, State of Oregon.

The true and actual consideration for this transfer is \$44,686.45.

Until a change is requested, all tax statements are to be sent to the following address: Western Bank, P. O. Box 1377, Coos Bay, Oregon 97420.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

THOMAS DURYEE

Sheriff

BY:

David L. Smith

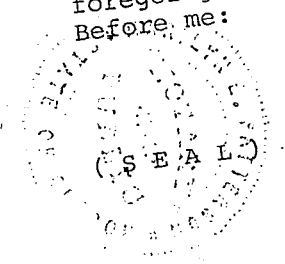
Deputy

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

May 3, 1984

Personally appeared the above named ~~THOMAS DURYEE, Sheriff~~  
~~and~~ David L. Smith, Deputy, and acknowledged the

foregoing instrument to be his voluntary act and deed.  
Before me:



Marion E. Carter  
Notary Public for Oregon  
My Commission Expires: 1-21-25

Foss, Whitty & Roess  
LAW OFFICES OF  
**FOSS, WHITTY & ROESS**  
P. O. BOX 1120  
444 N. FOURTH STREET  
COOS BAY, OREGON 97420

Attn: Jon Littlefield

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

on this 8th day of May A.D. 19 84  
at 1:04 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 7673  
**EVELYN BIEHN**, County Clerk  
By [Signature] Deputy  
Fee 16.00