

44014

SHERIFF'S DEED

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THIS DEED made December 4, 1984, between TOM DURYEE, Sheriff of Klamath County, Oregon, hereinafter called Grantor and Kettenburg Land & Cattle Co., an Oregon Corporation

hereinafter called Grantee.

In a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon in which KETTENBURG LAND & CATTLE CO., an Oregon corporation

was Plaintiff and Madeline P. Martin, THE UNITED STATES OF AMERICA; SMITH LUMBER CO., an Oregon corporation dba Smith Building Specialties; Klamath Basin Collection Service, Inc., an Oregon corporation; GENERAL CREDIT SERVICE, INC., an Oregon corporation; FIRST INTERSTATE BANK OF OREGON; LLOYD E. CHIDESTER AND HELEN L. CHIDESTER, husband and wife

Defendant(s), a judgment was entered, and the Court thereafter issued a Writ of Execution and pursuant thereto on July 23, 1984, all of the interest of the Defendant(s) in the real property was sold at public auction, subject to redemption, in the manner provided by law, for the sum of \$ 45,387.73, to KETTENBURG LAND & CATTLE CO., an Oregon corporation

the highest bidder; and after receiving from the purchaser the sum of money so bid, duly executed and delivered to the purchaser a Certificate of Sale; and filed the return of sale with the Court and an order confirming the sale was entered on August 7, 1984; and the Grantee herein is the owner and holder of the Certificate of Sale and has delivered the Certificate to Grantor along with an Order from the Court directing Grantor to deliver a sheriff's deed. NOW THEREFORE, in consideration of the sum paid for the real property Grantor does hereby convey to Grantee all the interest of the Defendant(s) in the real property described as follows:

See Addendum

IN WITNESS WHEREOF, the Grantor has executed this instrument on December 4, 1984

TOM DURYEE, Sheriff
Klamath County, Oregon

By David L. Smith
Deputy

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December, 19 84

Paul J. [Signature]
NOTARY PUBLIC FOR OREGON

My Commission expires 11-11-85

AFTER RECORDING, RETURN TO:
Neal G. Buchanan, Attorney at Law
First Interstate Bank Bldg.
601 Main Street, Suite 210
Klamath Falls OR 97601

DESCRIPTION OF PROPERTY

20718

PARCEL 1: A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 Township 38 South, Range 9 E.W.M., being more particularly described as follows: Beginning at a point on the Westerly line of the right of way of the Old Dalles California Highway, which point bears North 89° 42' West a distance of 770.8 feet and thence North 6° 02' East a distance of 176.5 feet from the quarter section corner common to Sections 7 and 18 Township and Range aforesaid, the said point being at the Southeast corner of the Tract herein described; thence North 6° 02' East along said Westerly right of way line a distance of 114.4 feet; thence North 89° 42' West to a point that is South 89° 42' East 200 feet from the Easterly boundary line of the new The Dalles-California Highway; thence Southerly parallel to said Easterly boundary and 200 feet distant therefrom a distance of 113.8 feet, more or less, to a point that is North 89° 42' West from the point of beginning; thence South 89° 42' East to the point of beginning.

EXCEPTING that portion described as follows: Commencing at the one quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89° 42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles California Highway, now a County Road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 89° 42' West 260.00 feet; thence North 06° 02' East 10.00 feet; thence South 89° 42' East 260.00 feet to a point on the Westerly right of way line of the aforementioned County Road; thence South 06° 02' West 10.00 feet to the point of beginning.

PARCEL 2: A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 Township 38 South, Range 9 E.W.M., being more particularly described as follows: Beginning at a point on the Westerly right of way line of the old The Dalles-California Highway which bears North 89° 42' West 770.8 feet and North 6° 02' East 20.1 feet from the quarter section corner common to Sections 7 and 18 Township 38 South, Range 9 E.W.M., continuing thence North 6° 02' East a distance of 156.4 feet to a point thence North 89° 42' West to a point that is South 89° 42' East 200 feet from the Easterly boundary of the new The Dalles-California Highway; thence Southerly parallel to and 200 feet distant from said Easterly boundary a distance of 155.63 feet, more or less, to a point that is North 89° 42' West of the point of beginning; thence South 89° 42' East, to the point of beginning.

PARCEL 3: A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 Township 38 South, Range 9 E.W.M., being more particularly described as follows: Beginning at a point which is on the Westerly line of the right of way of the old The Dalles-California Highway, which point bears North 89° 42' West a distance of 770.8 feet and thence North 6° 02' East a distance of 290.9 feet from the quarter section corner common to Sections 7 and 18 Township and Range aforesaid; thence North 89° 42' West to a point which is South 89° 42' East 200 feet from the Easterly boundary line of the new The Dalles-California Highway which point is the true point of beginning; thence continuing North 89° 42' West a distance of 200 feet to the Easterly boundary line of said highway; thence Southerly along said Easterly boundary to a point which is North 89° 42' West of a point which is North 89° 42' West 770.8 feet and North 6° 02' East 20.1 feet from said section corner common to Sections 7 and 18; thence South 89° 42' East 200 feet to a point; thence Northerly parallel to said Easterly boundary and 200 feet distant therefrom to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 11th day of December A.D., 1931 at 3:31 o'clock P.M., and duly recorded in Vol. 111, of Books on page 20717.

Fee: \$ 2.22

EVELYN BIENN, COUNTY CLERK

by: L. Am Smith, Deputy