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SHERIFF'S DEED

THIS DEED made December 13, 1984, between TOM DURVEE, Sheriff of Klamath County, Oregon, hereinafter called Grantor and PACIFIC WEST MORTGAGE CO., an Oregon corporation, hereinafter called Grantee

WITNESSETH:

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon between CLARA M. VAN LOO and MAURICE VAN LOO, Plaintiffs and PATRICK J. FOSTER and JOHN DOE, party in possession, Defendants, a Judgment Order was entered on August 29, 1983, for the foreclosure of a mortgage on the real property described below; and

WHEREAS, the Court thereafter issued a writ of execution and pursuant thereto on November 17, 1983, 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 \$15,900.00, to CLARA M. VAN LOO and MAURICE VAN LOO, the highest bidder; and

WHEREAS, the Sheriff 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 November 17, 1983; and

WHEREAS, on the 4th day of April, 1984 the Plaintiffs, CLARA M. VAN LOO and MAURICE VAN LOO, signed an ASSIGNMENT OF SHERIFF'S CERTIFICATE to PACIFIC WEST MORTGAGE CO., an Oregon corporation, and it was duly recorded on the 16th day of April, 1984 at 9:33 a.m. In Volume M84 of the Klamath County Deed Records; and on November 28, 1984 the Honorable Judge Ted Abram signed an Order ordering the Sheriff to execute his deed to the property involved in this foreclosure proceeding to said PACIFIC WEST MORTGAGE CO., an Oregon corporation; 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.

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 October 16, 1981, the date of the mortgage, and all interest which defendants had thereafter in that real property described as follows:

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The South half of the Southeast quarter of the Southwest quarter, The South half of the Southwest quarter of the Southeast quarter, in Section 28, Township 35 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

"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."

The true and actual consideration for this transfer is the sum of \$15,900.00.

Until a change is requested, all tax statements shall be sent to the following: PACIFIC WEST MORTGAGE CO., P. O. Box 13850, Salem, Oregon 97309.

IN WITNESS WHEREOF, the Grantor has executed this instrument on December 13, 1984.

TOM DURYEE

Sheriff of Klamath County, Oregon

BY: [Signature] Deputy

STATE OF OREGON)
County of Klamath)

The foregoing instrument was acknowledged before me this 13th day of December, 1984.

Helen Coleman
Notary Public for Oregon
My Commission Expires: 11-11-85

After Recording Return To:
Alan J. Bell
BELL & BELL
P.O. Box 497
Stayton, OR 97383

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

on this 18th day of December A.D. 19 84
at 2:29 o'clock P. M. and in
recorded in No. 484 of Deeds
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EVELYN BIEHN, County Clerk
By [Signature] Deputy

Fee 9.00

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Our File No. SMC 3180-Foster