

This deed is made this 6th day of February, 1986, between THOMAS H. DURYEE, Sheriff of Klamath County, Oregon, grantor, and WESTERN BANK, an Oregon banking corporation, grantee.

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon, between WESTERN BANK, an Oregon banking corporation, plaintiff, and WARD L. EDWARDS, BETTY L. EDWARDS, MILDRED THOMAS, UNITED GROCERS, INC., E. J. SHIPSEY and BENJAMIN HARRIS, as general partners in KLAMATH RIVER ACRES OF OREG. LTD., a limited partnership, FIDELITY FUNDING & REALIZATION CO., INC., ROBERT CROMARTY, MEL KOSTA, RALPH EUGENE WARD, CARTER JONES COLLECTION SERVICE, and ERIC R.-T. ROOST, as Trustee of the bankruptcy estate of Ward L. Edwards and Betty L. Edwards, debtors, defendants, a judgment and decree was entered on May 23, 1985, for the foreclosure of mortgages on the real property described below; and

WHEREAS, the court thereafter issued a writ of execution and pursuant thereto on August 2, 1985, 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 \$50,000.00 (as to Parcel I) and \$70,500.00 (as to Parcel II) to WESTERN BANK, an Oregon banking corporation (as to both Parcels I and II), 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 August 19, 1985; 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 December 19, 1977, the date of the mortgages, and all interest which defendants had thereafter in that real property described as follows:

PARCEL 1:

A portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 E.W.M. 660.00

feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

PARCEL 2:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, distant 660 feet from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of the Keno-Worden Highway; thence Northwesterly along the said Easterly line of said Highway to the point where said line intersects the West line of said Lot 8; thence North along said West line to the Northwest corner of said Lot 8; thence East along the North line of said Lot 8 to the Northeast corner of said Lot; thence South along the East line of said Lot to the point of beginning, containing 20 acres, more or less.

Together with a perpetual easement for the purposes of ingress to and egress from the above described property across the Northerly 20 feet of the following described parcel of land: That portion of Government Lot 7, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Keno-Worden Highway, said parcel being more particularly described as follows: Beginning at the Northwest corner of Government Lot 8, said Section 6; thence Southeasterly along the Westerly line of said Lot 8 to the Keno-Worden Highway; thence Northwesterly along the Easterly line of said Highway to the North line of said Lot 7; thence East along the North line of said Lot 7 to the point of beginning.

EXCEPTING THEREFROM:

A portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 E. W. M.,

660.00 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

The true and actual consideration for this transfer is \$120,500.00.

Until a change is requested, all tax statements are to be sent to the following address:

Western Bank
P. O. Box 1720
Coos Bay, Oregon 97420.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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 H. DURYEE, Sheriff

By

Deputy

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on February 6
1986.

Helen Coleman
Notary Public for Oregon

My Commission Expires: 11-11-89



Ret.

LAW OFFICES OF
FOSS, WHITTY & ROESS
P. O. BOX 1120
COOS BAY, OREGON 97420

SHERIFF'S DEED - 3

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of February A.D., 19 86 at 2:07 o'clock P M., and duly recorded in Vol. M86
of _____ on Page 2545
of _____

FEE \$13.00

Evelyn Bishm,
By

County Clerk

Ann Smith