

SHERIFF'S DEED

WHEREAS, the Circuit Court for the State of Oregon for Klamath County, did on the 28th day of December, 1984, make and enter a decree of foreclosure in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, against JOHN R. CHILDRESS; and BARBARA A. CHILDRESS, foreclosing them of all their right, title, estate, lien or interest in or to the premises hereinafter described on any portion thereof, on which decree a writ of execution in foreclosure was issued, dated the 24th day of January, 1985, directed to the Sheriff of said county to execute; and by virtue of said execution in foreclosure the lands hereinafter described were struck off and sold to the State of Oregon, represented and acting by the Director of Veterans' Affairs, it being the highest and best bidder therefore, on the 6th day of March, 1985, and the time and place thereof having been duly advertised according to law. Said sale having been confirmed on the 2nd day of April, 1985.

WHEREAS, the said Sheriff thereupon made and issued the usual certificate of the said sale in due form of law and delivered it to said purchaser.

WHEREAS, more than one year has elapsed since the date of said sale and no redemption has been made of the premises so sold as aforesaid, by or on behalf of the above-named defendants, or by or on behalf of any other person. And no notice of intention to redeem has been given by any lien holder, creditor or other person entitled to redeem, as provided by law.

NOW, THEREFORE, KNOW ALL BY THIS DEED, that I, Tom Duryee, Sheriff of Klamath County, Oregon, in consideration of the premises, have granted, bargained and sold, and do hereby grant, bargain, sell, and convey to the State of Oregon, represented and acting by the Director of Veterans' Affairs, its successors and assigns, the following-described tract or tracts of land, to wits:

A tract of land situated in Government Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the corner monument at the intersection of Front and Lincoln Streets, Merrill, Oregon; thence South 336.00 feet to a point referred to as Point A in that Real Estate Contract recorded in Volume 357, page 114, Klamath County Deed Records, being West 1328 feet and South 336 feet from the  $\frac{1}{4}$  corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East 274.00 feet to the true point of beginning of this description; thence North 296.00 feet to a point on the South right of way line of the Dallas-California Highway (Front Street); thence East, along said right of way line, 50.00 feet; thence South 448.00 feet; thence East 211.00 feet; thence South 268.03 feet to a  $\frac{1}{2}$  inch iron pin; thence continuing South 20 feet, more or less, to the Northerly bank of Lost River; thence Northeasterly, along said Northerly bank to a point that is South 5 feet, more or less of a  $\frac{1}{2}$  inch iron pin denoted as Point B which is located North 79° 02' 00" West 153.81

feet from the previously mentioned 1/2 inch iron pin; thence continuing Westerly along said Northerly bank of Lost River to a point that is South 9 feet, more or less, of a 1/2 inch iron pin denoted as Point C, which is located West 117.44 feet from the above Point B; thence North 9 feet, more or less, to said Point C; thence continuing North 261.30 feet; thence North 20° 24' 19" East 21.34 feet; thence North 109.47 feet to the true point of beginning, with bearings based on Front Street as being East, Survey No. 3204.

TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME WHICH IS FIRMLY AFFIXED TO THE PROPERTY: Year/1978, Make/Broadmore, Serial Number K10FL1403732945, Size/14x66.

TO HAVE AND TO HOLD the above-described premises, with all the appurtenances thereto belonging, to the State of Oregon, represented and acting by the Director of Veterans' Affairs, its successors and assigns, forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$45,481.83.

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 the fee title to the property should check with the appropriate city or county planning department to verify approved uses.

WITNESS my hand and seal this 17th day of March, 1986.

By David L. Smith  
Deputy

Sheriff of Klamath, Oregon

STATE OF OREGON  
County of Klamath } ss

Before me, a Notary Public, personally appeared the within-named DAVID L. SMITH, Deputy, Sheriff of Klamath County, Oregon, and as such Sheriff, acknowledged the foregoing deed to be his voluntary act.

WITNESS my hand and seal the day and year last above written.

Helen Coleman  
Notary Public for Oregon  
My Commission Expires: 11-11-89



After recording, return to

Department of Veterans' Affairs  
Attention: Property Management Section  
700 Summer Street, NE  
Salem, OR 97310-1201

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

Department of Veterans' Affairs  
Tax Division  
700 Summer Street, NE  
Salem, OR 97310-1201

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ A.D. 19 86 at 5:35 o'clock A. M., and duly recorded in Vol. HB6 day  
of \_\_\_\_\_ Filed on Page 4541

FEE NONE

By Evalyn Biehn, County Clerk  
By Ken Smith