

WHEREAS, the Circuit Court for the State of Oregon for Klamath County, did on the 17th day of January, 1985, make and enter a decree of foreclosure in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, against CHARLES F. DELAP, JR; FLORENCE I. DELAP; MANUEL E. EDENDIHL; CARTER-JONES COLLECTION SERVICE; STEVEN E. GELHARDT; MASSEY-FERGUSON CREDIT CORPORATION, a Foreign corporation; EMPIRE BUILDING SUPPLY, INC.; WAYNE D. SMITH; THELMA E. SMITH; CREDITORS PROTECTIVE ASSOCIATION, INC.; SOUTH VALLEY STATE BANK; and J. W. CANNON, foreclosing them of all their right, title, estate, lien or interest in or to the premises hereinafter described or any portion thereof, on which decree a writ of execution in foreclosure was issued, dated the 5th day of February, 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 therefor, on the 18th day of March, 1985, and the time and place thereof having been duly advertised according to law. Said sale having been confirmed on the 9th 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 wit:

Township 40 South, Range 9 East of the Willamette Meridian

Section 12: All that portion of the NE $\frac{1}{4}$ lying East of the Southern Pacific Railroad (formerly Modoc Northern Railroad) right-of-way, EXCEPTING the following: Beginning at the Southeast corner of the SE $\frac{1}{4}$, thence North 823 feet to an iron pin; thence South 89°47'30" West 618.95 feet to an iron pin on the Northeasterly right-of-way of the S.P.R.R.; thence South 33°29'00" East along the S.P.R.R. right-of-way to the South line of the SE $\frac{1}{4}$; thence East to the point of beginning.

ALSO EXCEPTING therefrom that part deeded to the United States of America in Deed Volume 88 page 362, more particularly described as follows: Beginning at a point on the East boundary of said Section 12, from which the Northeast corner of Section 12 bears North 30 feet distant and running thence West 1500 feet along a line parallel to the North boundary of said Section 12; thence South 55 feet; thence East 1500 feet along a line parallel to the North boundary of said Section 12 to the East boundary of said Section 12; thence North 55 feet along the East boundary of said Section 12 to the point of beginning.

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TO HAVE AND TO HOLD the above-described premises, with all the appurtenances thereunto 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 \$271,154.09.

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.

Nelen 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 _____ the 19th day
of March, A.D. 19 86 at 11:36 o'clock A.M., and duly recorded in Vol. M86
of _____ Page 4546

Evelyn Biehn,
By David L. Smith County Clerk