

THIS DEED made March 13, 1986, between TOM DURYEE, Sheriff of Klamath County, Oregon, hereinafter called Grantor and HENLEY LAND COMPANY, INC., an Oregon corporation

hereinafter called Grantee.

In a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon in which HENLEY LAND COMPANY, INC., an Oregon corporation,

and GREEN SPRINGS LAND & DEVELOPMENT CO., an Oregon partnership of DONALD N. GAIL and GARY T. WHITTLE, and FIRST SERVICE CORPORATION OF SOUTHERN OREGON, an Oregon corporation, was Plaintiff

Defendant(s), a judgment was entered on December 13, 1984, and the Court thereafter issued a Writ of Execution and pursuant thereto on February 28, 1985, 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 \$ 242,964.39, to HENLEY LAND COMPANY, INC., 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 March 13, 1985; and 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 the interest of the Defendant(s) in the real property described as follows:

See Exhibit A page 1 and 2.

IN WITNESS WHEREOF, the Grantor has executed this instrument on March 13, 1986

**TOM DURYEE, Sheriff**  
**Klamath County, Oregon**

B. David L. Smith  
Deputy

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF March, 19 86

Helen Coleman  
NOTARY PUBLIC FOR OREGON  
My Commission expires 11-11-89

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NE $\frac{1}{4}$  of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of the NE $\frac{1}{4}$  of said Section 13, said point being the Southwest corner of Tract 1085 Country Green, duly recorded plat, said point situated South 00°23'49" West 262.01 feet from the North quarter corner of said Section 13; thence South 89°22'32" East, along the southerly line of said Tract 1085 Country Green, 60.00 feet; thence South 00°23'49" West 30.00 feet; thence South 89°22'32" East 565.69 feet; thence North 00°17'28" East 80.00 feet to the southerly line of said Tract 1085 Country Green; thence Easterly along the said Southerly line, South 89°22'32" East 122.01 feet, North 54°48'25" East 30.00 feet, along the arc of a curve to the left (radius point bears North 54°48'25" East 1494.90 feet, central angle = 04°13'32") 112.36 feet, South 39°31'07" East 254.42 feet, along the arc of a curve to the left (radius = 249.23 feet, central angle = 24°11'35") 105.24 feet, South 63°42'42" East 19.53 feet, South 23°24'16" East 60.00 feet to the most Southerly point of said Tract 1085 Country Green; thence continuing Easterly along said Southerly line of Tract 1085 Country Green, North 66°35'44" East 77.54 feet, along the arc of a curve to the left (radius = 230.00 feet, central angle = 21°57'17") 88.13 feet, North 44°38'27" East 276.89 feet, South 45°21'33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 05°10'46") 74.18 feet, North 80°31'20" East 184.49 feet, North 12.08 feet; thence leaving said Southerly line, North 72°58'03" East 207.53 feet; thence North 89°29'13" East 100.00 feet; thence South 84°14'48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District canal; thence along the said Westerly line, South 05°22'23" West 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet, central angle = 49°30'10") 108.00 feet, South 44°07'47" East 165.75 feet, along the arc of a curve to the right (radius = 75.00 feet, central angle = 73°27'34") 96.16 feet, South 29°19'47" West 344.20 feet; thence leaving said Westerly line, South 72°58'03" West 1269.45 feet; thence North 75°46'50" West 128.10 feet; thence South 72°58'03" West 699.66 feet to the Easterly line of the U.S.B.R. "A" Canal; thence along said Easterly line, along the arc of a curve to the right (radius point bears North 43°48'30" East 497.96 feet, central angle = 24°14'30") 210.69 feet, North 21°57'00" West 560.20 feet along the arc of a curve to the left (radius = 1220.92 feet, central angle = 07°50'06") 166.96 feet to the West line of the NE $\frac{1}{4}$  of said Section 13; thence North 00°23'49" East 530.01 feet to the point of beginning, with bearings based on the said Tract 1085 Country Green.

EXCEPTING A tract of land situated in the E½NE¼ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the most southerly point of Tract 1085 Country Green, a duly recorded plat, said point being on the southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point South 65°17'56" East 1644.59 feet from the NE corner of said Section 13; thence Easterly along the southerly line of said Tract 1085 Country Green, North 66°35'44" East 77.54 feet, along the arc of a curve to the left (radius = 230.00 feet, central angle = 21°57'17") 88.13 feet; North 44°38'27" East 276.89 feet, South 45°21'33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15°10'46") 74.18 feet, North 80°31'20" East 184.49 feet, North 12.08 feet; thence leaving said southerly line, North 72°58'03" East 207.58 feet; thence North 89°29'13" East 100.00 feet; thence South 84°14'48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line South 05°22'23" West 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet, central angle = 49°30'10") 108.00 feet, South 44°07'47" East 165.75 feet, along the arc of a curve to the right (radius = 75.00 feet, central angle = 73°27'34") 96.16 feet, South 29°19'47" West 344.20 feet; thence leaving said Westerly line, South 72°58'03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch; North 38°13'35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17°21'40") 86.36 feet, North 20°51'55" West 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37°46'05") 220.82 feet, North 16°54'10" East 27.02 feet to the point of beginning, with bearings based on said Tract 1085 Country Green.

Return to:

Patrick Kittredge

426 Main St.

Klamath Falls, OR

97601

Exhibit A page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of March A.D. 19 86 at 2:22 o'clock P.M., and duly recorded in Vol. M86  
of Deed on Page 4738.

FEE \$18.00

Evelyn Biehn, County Clerk  
By [Signature]