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Vol. 1480 Page 11473

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH

WESTERN BANK,

Plaintiff,

Case No. 85-591 CV

v.

FRED R. SCHWEITZER; RELA L. SCHWEITZER;  
PAYCO-GENERAL AMERICAN CREDIT, INC.,  
dba CREDITORS PROTECTIVE ASSOCIATION,  
INC., and CARTER JONES COLLECTION  
SERVICE, INC.

Defendants.

CERTIFICATE OF SALE  
OF REAL PROPERTY

THIS IS TO CERTIFY that by virtue of a Writ of Execution in Foreclosure issued out of the Circuit Court of the State of Oregon for Klamath County, dated March 24, 1986, upon a Final Judgment and Decree of Foreclosure rendered in favor of WESTERN BANK, plaintiff, and against FRED R. SCHWEITZER and REAL L. SCHWEITZER, defendants, in the sum of \$34,686.94, plus \$4,468.66, representing accrued interest on the total of those sums from January 9, 1985 to January 21, 1986; plus interest on the rate of twelve percent (12%) per annum; plus \$242.00 incurred for title search fees herein; plus the further sum of \$2,884.08 as the plaintiff's attorney fees and costs and disbursements incurred herein and as approved by the court, by which said writ the undersigned was commanded to satisfy said judgment with interest and said costs, fees and disbursements out of the real property described in said judgment, decree and execution;

I, Thomas H. Duryee, Sheriff of Klamath County, Oregon, after giving notice of sale as required by law and after sending a copy of said notice of sale as required by Oregon law by both first class and by registered or certified mail, return receipt requested, to the judgment debtor at his last-known address, sold at public auction on May 2, 1986, according to law to Western Bank, the highest bidder therefor, the following-described real property situated in Klamath County, Oregon:

A portion of the N $\frac{1}{2}$  of Tract 1 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin set at the South-east corner of the N $\frac{1}{2}$  of said Tract 1 of Gienger's Home Tracts; thence North along

CERTIFICATE - 1

FOSS, WHITTY & ROESS  
ATTORNEYS AT LAW  
444 N. 4th STREET, P. O. BOX 1120  
COOS BAY, OREGON 97420  
TELEPHONE: 267-2156

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the East line of said Tract 1 a distance of 89.5 feet which said point is the true point of beginning of the property herein conveyed; thence West at right angles to the West line of said Tract 1; thence North along the West line of said Tract 1 a distance of 68.5 feet, more or less, to a pin set in the ground pursuant to that certain boundary line agreement, recorded February 15, 1953 in Volume 259 at page 215, Deed Records of Klamath County, Oregon; thence East at right angles to the East line of said Tract 1 thence South along the East line of said Tract 1 to the point of beginning.

together with the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise appertaining, including but not limited to roads and easements used in connection with the premises.

I further certify that the said real property was sold in one parcel for the sum of \$43,722.44, which sum was the highest sum bid, and that this sale will become absolute, and the purchaser(s) will be entitled to a conveyance of the real property from me or my successor as sheriff, upon the surrender of this certificate at the expiration of the statutory period of redemption, unless the real property shall be sooner redeemed according to law, or unless otherwise ordered by this court.

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.

DATED this 2nd day of May, 1986.

TOM DURYEE

SHERIFF OF KLAMATH COUNTY

By David L. Smith Deputy

STATE OF OREGON )  
County of Klamath ) ss.

This instrument was acknowledged before me on May 2, 1986 by DAVID L. SMITH, Deputy.

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

CERTIFICATE - 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of July A.D., 19 86 at 11:40 o'clock A M., and duly recorded in Vol. M86  
of Deeds on Page 11473

FEE \$9.00

Evelyn Biehn, County Clerk  
By David L. Smith

RT: FOSS, WHITTY & ROESS  
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