

65300

SHERIFF'S DEED

Vol. 1181 Page 15456

THIS DEED made this 4th day of August, 1986, between TOM DURYEE, Sheriff of Klamath County, Oregon hereinafter called "grantor" and RICHARD W. COE, hereinafter called "grantee";

W I T N E S S E T H:

WHEREAS, in an action in the Circuit Court of the State of Oregon for Klamath County, Oregon, between Charles F. Coe and Lucille Coe, plaintiffs and Richard W. Coe, et al defendants, a judgment was entered on May 10, 1985 in favor of defendant and cross claimant Richard W. Coe for the foreclosure of a mortgage on the real property described below; and

WHEREAS, the Court thereafter issued a Writ of Execution and pursuant thereto on July 18, 1985, all the interest of the defendants George Bowen, Louise Bowen, Edward Louise Castleberry, T. Joseph Foreman, David Castleberry, Ellouise Castleberry, Albert W. Schinder, Helen M. Schinder, Kenneth Kalin, Donna J. Kalin, Linda Irene Coe and Joann E. Foreman, in the real property was sold at public auction, subject to redemption, in the manner provided by law, for the sum of \$45,658.32, to defendant and cross claimant Richard W. Coe, 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 2,

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1985; and

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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 the interest the above named defendants had on June 14, 1977, the date of the mortgage, and all interest which said defendants had thereafter in that real property described as follows:

See attached Exhibit "A" which is attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is \$45,658.32.

IN WITNESS WHEREOF, the grantor has executed this instrument on August 4, 1986.

Tom Duryee
Sheriff

By: David L. Smith
Deputy

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

Personally appeared the above named DAVID L. SMITH who acknowledged that he is the Sherriff/Deputy of said Klamath

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County and is authorized to executed the above document. Before
me this 4th day of August, 1986.

Nelan Coleman
Notary Public for Oregon
My Comm. Expires: 11-11-89



Until a change is requested, all tax statements should be sent
to: Richard Coe, Star Route, Gilchrist, OR 97737.

After Recording Return to:

JIM N. SLOTHOWER
ATTORNEY AT LAW
205 N. W. FRANKLIN AVE.
P. O. BOX 351
BEND, OREGON 97704-351

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A tract of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian Klamath County, Oregon, described as follows:

Commencing at the interesection of the Southeasterly right of way line of the Dalles-California Highway and the North-easterly right of way line of Tumbo Drive as shown on the duly recorded subdivision "Jack Pine Village"; thence North 59°12' West, 300.00 feet to the Northwesterly right of way line of said highway; thence North 30°48' East along said Northwesterly right of way line, 429.85 feet to the true point of beginning for this description; thence North 59°12' West 170.00 feet; thence South 30°48' West, 200.00 feet; thence North 59°12' West, 271.88 feet to the approximate centerline of an irrigation canal; thence North 34°12' East, along said centerline, 593.04 feet; thence South 59°12' East 406.71 feet to the said Northwesterly right of way line; thence South 30°48' West along said Northwesterly right of way line 392.00 feet to the true point of beginning.

Exhibit "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 27th day
of _____ August _____ A.D., 19 _____ 86 at _____ 2:50 o'clock _____ P. M., and duly recorded in Vol. _____ M36
of _____ Deeds _____ on Page _____ 15456

FEE \$22.00

Evelyn Biehn, _____ County Clerk
By _____ *[Signature]*