

72387

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## SHERIFF'S DEED

THIS DEED made February 19, 1987, between Tom Duryee, Sheriff of Klamath County, Oregon, hereinafter called Grantor, and Key Title Company, an Oregon corporation, as Trustee, hereinafter called Grantee,

## WITNESSETH:

WHEREAS in an action in the Circuit Court of the State of Oregon, for Klamath County, between Key Title Company, an Oregon corporation, as Trustee, Plaintiff and Dan N. McDonald, Defendant, a Judgment and Decree was entered on June 19, 1986, for the foreclosure of a trust deed on the real property described below; and

WHEREAS, the Court thereafter issued a Writ of Execution and pursuant thereto on August 19, 1986, all of the interest of the Defendant in the real property was sold at public auction, subject to redemption in the manner provided by law, for the sum of \$86,015.23 to Key Title Company, an Oregon corporation, as Trustee, 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 October 9, 1986; and

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 of Sale to Grantor;

NOW, THEREFORE, in consideration of the sum paid for the real property Grantor does hereby convey to Grantee all of the interest the defendant had on the September 14, 1983, the date of the trust deed and all interest which Defendant had thereafter in that real property described as follows:

## PARCEL 1:

The Easterly 142.5 feet of Block 50A, all of Blocks 50B, 59B, 59A, 59C, 60A, and 60B, in East Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom those portions thereof conveyed to Lost River Cemetery Association, Inc., by Deed recorded December 16, 1949 in Deed Volume 236, Page 572, Records of Klamath County, Oregon.

## PARCEL 2:

A parcel of land located in the SE $\frac{1}{4}$  of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of West Park Street of East Bonanza, Oregon, with the South line of Section 10, T. 39 S., R. 11 E. W. M., said point of beginning being 1890 feet West of the

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Southeast corner of said Section 10; thence North along the East line of said West Park Street, 810 feet to a point; thence East at right angles to West Park Street, 250 feet to a point; thence North 30 feet to a point; thence East 80 feet to a point; thence South 30 feet to a point; thence East 70 feet to a point; thence South 300 feet to a point; thence East 290 feet to a point; thence South 510 feet, more or less to the Southerly line of said Section 10; thence West along said Section line 690 feet more or less to the point of beginning.

**PARCEL 3:**

A parcel of land situate in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the North line of Section 15, T. 39 S., R. 11 E. W. M. from which the Northeast corner of said Section 15 bears South 89° 06' 20" East 531.7 feet distant; thence South 0° 05' 30" East 184.55 feet to an iron pin; thence North 89° 40' 50" West 788.4 feet to an iron pin; thence North 0° 08' 40" East 192.45 feet, more or less, to a point on the North line of said Section 15; thence South 89° 06' 20" East 787.7 feet, more or less along the North line of said Section 15, to the point of beginning.

The true and actual consideration for this transfer is \$86,015.23.

ORS 93.040 requires that the following statement shall be included in the body of an instrument transferring or contracting to transfer fee title to real property: "This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of February, 1987.

Tom Duryee, Sheriff

By: David L. Smith

Deputy

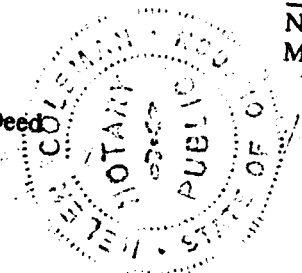
STATE OF OREGON )

COUNTY OF KLAMATH ) ss.

Personally appeared the above named DAVID L. SMITH, Deputy and acknowledged the foregoing instrument to be his voluntary act and deed, on February 19, 1987, before me.

Helen Coleman  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11-11-89



AFTER RECORDING RETURN TO:

4193

Michael B. Batlan, Receiver  
Post Office Box 3729  
Salem, OR 97302

J:SHERDED.PRI  
Relf0102.shd

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Crothers, Crandall & Evans, P.C. the 16th day  
of March A.D., 19 87 at 3:34 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 4191

FEE \$18.00

Evelyn Biehn, County Clerk  
By Sam Smith

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