

WHEREAS, the Circuit Court for the State of Oregon for Klamath County, did on the 21st day of May, 1986, 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 W. Courtois; Alice F. Courtois; and Transamerica Financial Services, Inc., 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 14th day of July, 1986, directed to the Sheriff of said county to execute; and by virtue of said execution in foreclosure the lands herein-after 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 therefore, on the 22nd day of August, 1986, and the time and place thereof having been duly advertised according to law. Said sale having been confirmed on the 9th day of September, 1986.

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 six months have 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:

The following described real property in Klamath County, Oregon:

A parcel of land situated in Section 30, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin, marking the Southeast corner of the NE 1/4 NW 1/4 of said Section 30; thence along the South line of said NE 1/4 NW 1/4, North 89° 45' 54" West 1100.18 feet to a 5/8 inch iron pin; thence North 48° 50' 01" East leaving said South line, 1451.52 feet to a 5/8 inch iron pin on the North-South center of Section line; thence along said North-South center of Section line South 00° 26' 44" East, 960.00 feet to the point of beginning.

A roadway easement 30.00 feet in width for egress and ingress to the above described parcel commencing at a point on the easterly right-of-way line of Big Buck Lane from which the most westerly corner of Lot 22, Block 38 of Sixth Addition to Klamath River Acres bears S27° 45' 09"W, 15.01 feet; thence S60° 37' 30"E. 416.02 feet

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to a point within said Lot 22 which marks the end of said 30.00 feet wide roadway easement and the beginning of the centerline of 40.00 feet wide roadway easement the centerline of which is described by the following courses and distances: N85°17'15"E, 247.89 feet; S43°23'03"E, 258.13 feet; S87°48'55"E, 236.57 feet; S75°52'41"E, 274.14 feet; N67°59'53"E, 214.57 feet; S88°24'04"E, 224.97 feet; S60°17'55"E, 239.31 feet; S51°24'55"E, 304.29 feet, S59°17'25"E, 116.30 feet to a point on the northwesterly line of the above described parcel from which the west corner of the described parcel bears S48 50°01"W, 255.03 feet.

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 \$49,911.65.

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 28th day of April, 19 87.

By David L Smith  
Deputy

STATE OF OREGON  
County of Klamath } ss

Sheriff of Klamath County, Oregon

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.

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

After recording, return to:

Department of Veterans' Affairs  
Attention Foreclosures Section  
700 Summer Street, NE  
Salem, OR 97310-1201

File No. F78031

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 Klamath County Civil Sheriff Department the 28th day of April A.D., 19 87 at 4:26 o'clock P M., and duly recorded in Vol. M87, of Deeds on Page 7167.

FEE NO FEE

Evelyn Biehn, County Clerk  
By David L Smith