

74485

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SHERIFF'S DEED

This deed is made this 4th day of May, 1987, between Tom Duryee, Sheriff of Klamath County, Oregon, grantor, and Western Bank, an Oregon banking corporation, grantee.

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon, between Western Bank, plaintiff, and Fred R. Schweitzer and Rela L. Schweitzer, defendants, a judgment and decree was entered on March 4, 1986, 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 May 2, 1986, all of the interest of the defendants in the real property was sold at public auction, subject to redemption, in the manner provided by law, for the sum of \$43,722.44 to Western Bank, 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 May 19, 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 to grantor,

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NOW, THEREFORE, in consideration of the sum paid for the real property, grantor does hereby convey to grantee all of the interest the defendants had on April 27, 1981, the date of the mortgage, and all interest which defendants had thereafter in that real property described as follows:

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 Southeast corner of the N $\frac{1}{2}$ of said Tract 1 of Gienger's Home Tracts; thence North along 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.

The true and actual consideration for this transfer is \$43,722.44.

Until a change is requested, all tax statements are to be sent to the following address: Western Bank, Special Asset Department, P. O. Box 1377, Coos Bay, OR 97420.

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

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APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES.

IN WITNESS WHEREOF, the grantor has executed this instrument
on the day and year first above written.

Tom Duryee, Sheriff

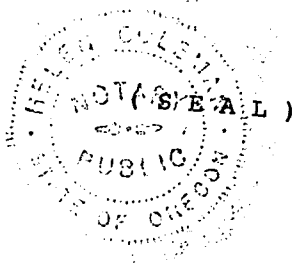
By David L. Smith
Deputy

STATE OF OREGON

County of Klamath

)
) ss.
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This instrument was acknowledged before me on May 4,
1987 by DAVID L. SMITH, Deputy.



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

Ret.

LAW OFFICES OF
FOSS, WHITTY & ROESS
P. O. BOX 1120
COOS BAY, OREGON 97420

SHERIFF'S DEED - 3

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ May _____ A.D., 19 87 at 11:34 o'clock A M., and duly recorded in Vol. M87 day
of _____ Deeds _____ on Page 3105

FEE \$18.00

Evelyn Blehn, County Clerk
By Tom Smith