

78693

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SHERIFF'S DEED

This deed is made this 19th day of August, 1987, between Thomas H. Duryee, Sheriff of Klamath County, Oregon, grantor, and Western Bank, grantee.

WHEREAS, in a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon, between Western Bank, plaintiff, and Daniel D. Thornton and Juliet E. Thornton, defendants, a judgment and decree was entered on March 18, 1985, 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 August 18, 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 \$89,187.78 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 September 2, 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,

NOW, THEREFORE, in consideration of the sum paid for the real property, grantor does hereby convey to grantee all of the

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interest the defendants had on April 15, 1983, the date of the mortgage, and all interest which defendants had thereafter in that real property described as follows:

PARCEL 1:

The E 1/2 SE 1/4 of Section 29, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The SW 1/4 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

A portion of Lot 2, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pipe at the quarter section corner common to Sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian; thence South 0° 6-1/4' West along the Westerly line of Lot 2 in said Section 28, 859.4 feet to a point; thence South 89° 28' East 483.8 feet to an iron pin and the true point of beginning of this description; thence East 328.2 feet to an iron pin; thence South 0° 06' West 771.5 feet to an iron pin reference monument; thence South 0° 06' West 30.9 feet to the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence following the centerline of said County Road North 69° 35' West 352.6 feet to a point; thence leaving the centerline of said County Road, North 0° 18-3/4' East 679.6 feet more or less to the true point of beginning.

The true and actual consideration for this transfer is \$89,178.78.

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

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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.

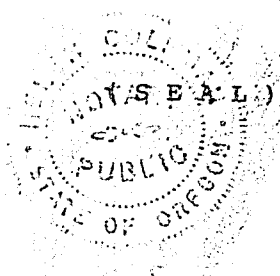
IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

Thomas H. Duryee, Sheriff

By David L. Smith
Deputy

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on August 19, 1987 by David L. Smith, Deputy.



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

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FOSS, WHITTY, LITTLEFIELD & MCDANIEL
ATTORNEYS AT LAW
P.O. BOX 1120
COOS BAY, OREGON 97420-0299

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of: FOSS, WHITTY,

LITTLEFIELD & MCDANIEL, Attorneys

on this 31st day of August A.D. 19 87
at 10:29 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 15681

Evelyn Biehn, County Clerk
By Sam Smith

Fee, \$18.00

Deputy.