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SHERIFF'S DEED

85107

WHEREAS, the Circuit Court for the State of Oregon for Klamath County, did on the 9th day of June, 1987, make and enter a decree of foreclosure in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, against Robert D. Hughes; Vicki L. Hughes; Carter-Jones Collection Service, Inc.; and United States of America, Internal Revenue Service, 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 25th day of June, 1987, directed to the Sheriff of said county to execute; and by virtue of said execution in foreclosure the lands hereinafter 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 6th day of August, 1987, and the time and place thereof having been duly advertised according to law. Said sale having been confirmed on the 1st day of September, 1987.

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:

PARCEL 1:

A tract of land situated in the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North 89°30' East a distance of 470.9 feet from the North quarter corner of said Section 25; thence North 89°30' East along the North line of said Section 25 a distance of 134 feet; thence South 0°27' East a distance of 361.0 feet; thence South 89°33' West a distance of 134.0 feet; thence North parallel to the East line thereof a distance of 361 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of said Section 25, said point being North $89^{\circ}30'$ East a distance of 604.9 feet from the North quarter corner of said Section 25; thence continuing Northeasterly on the same line a distance of 170 feet; thence South $0^{\circ}27'$ East a distance of 710.8 feet; thence South $89^{\circ}30'$ West a distance of 304 feet; thence North $0^{\circ}27'$ West a distance of 349.5 feet to the Southwest corner of Parcel 1; thence North $89^{\circ}30'$ East a distance of 134.0 feet; thence North $0^{\circ}27'$ West a distance of 361 feet to the point of beginning.

PARCEL 3:

A portion of the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North $89^{\circ}30'$ East 215.9 feet and South $0^{\circ}27'$ East 710.3 feet from the North quarter corner of said Section and running thence South $0^{\circ}27'$ East 192 feet to the North line of the Great Northern Railway right-of-way; thence Southeasterly along said right-of-way a distance of 117.0 feet; thence North $89^{\circ}30'$ East a distance of 281.2 feet; thence North $0^{\circ}27'$ West 276.3 feet; thence South $89^{\circ}30'$ West a distance of 370 feet, more or less, to the point of beginning.

PARCEL 4:

A tract of land situated in the NW1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right-of-way line of the County Road, which point is South $89^{\circ}33'$ West 1894.3 feet and North $0^{\circ}27'$ West 30 feet from the iron axle which marks the Southeast corner of the NE1/4NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North $0^{\circ}27'$ West 276.3 feet; thence South $89^{\circ}33'$ West 454.9 feet; thence South $47^{\circ}55'$ East 408.7 feet; thence North $89^{\circ}33'$ East 153.7 feet to the point of beginning.

Tax Account No. 0584068 R, 0584077 R, 0584148 R., and 0584175 R

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 \$34,363.11.

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.

3372

WITNESS my hand and seal this 10th day of March, 1988.

By

David L. Smith
Deputy

Sheriff of Klamath, Oregon

STATE OF OREGON
County of Klamath } ss

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

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

File No. F92832

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Sheriff - Civil Department the 11th day
of March A.D. 19 88 at 8:32 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 3370.

FEE NONE

Evelyn Biehn, County Clerk

By

Pam Smith