

96830

K-41201

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SHERIFF'S DEED

THIS DEED made February 7, 1989, between Carl R. Burkhart,
~~TOX DUBBEE~~ Sheriff of Klamath County,
 Oregon, hereinafter called Grantor and CORALIE NELSON

hereinafter called Grantee.

In a suit in the Circuit Court of the State of Oregon for Klamath County, Oregon in
 which JAMES W. CHAMBERS

_____ was Plaintiff
 and CORALIE NELSON and JOHN WADE NELSON

Defendant(s), a judgment was entered on May 12, 1988, and the Court there-
 after issued a Writ of Execution and pursuant thereto on June 27, 1988, all
 of the interest of the Defendant(s) in the real property was sold at public auction,
 subject to redemption, in the manner provided by law, for the sum of \$ 14,473.82,
 to CORALIE NELSON

the highest bidder; and after receiving from the purchaser the sum of money so bid,
 duly executed and delivered to the purchaser a Certificate of Sale; and filed the
 return of sale with the Court and an order confirming the sale was
not obtained; and 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 the interest of the Defendant(s) in the real property
 described as follows:

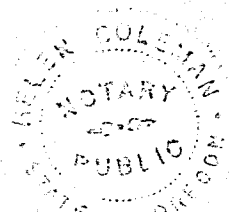
SEE EXHIBIT "A".

IN WITNESS WHEREOF, the Grantor has executed this instrument on February 7, 1989

Carl R. Burkhart, Sheriff
~~TOX DUBBEE~~
 Klamath County, Oregon

By David L. Smith
 Deputy

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF February, 19 89



Helen Coleman
 NOTARY PUBLIC FOR OREGON
 My Commission expires 11-11-89

99 FEB 7 PM 2 05

EXHIBIT "A"

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21 Township 35 South, Range 7 E.W.M., Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 3 of Aforesaid Williamson River Estates; thence South 80°35'30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74°81'30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60°45'30" East 110.5 feet to a 3/4" galvanized iron pipe; thence North 45°47'30" East 42.78 feet to the true point of beginning; thence North 45°47'30" East 106.40 feet; thence North 10°00'01" West 175.96 feet to a point on the Southerly curved right of way boundary of the Williamson River Drive; thence Northerly along said boundary to the Southwest corner of deed recorded in Vol. M74, page 6192, Deed Records of Klamath County, Oregon; thence North 79°40'35" East 243.51 feet along the Southerly line of said deed to the Westerly right of way line of Highway #97; thence Southerly along the Westerly right of way line of said highway and the Northerly bank of the Williamson River to its intersection with the Southeast corner of Parcel 2 of deed recorded in Vol. M72, page 9500, Deed Records of Klamath County, Oregon; thence North 31°37" West 130.80 feet to the point of beginning.

Return to: Steve Zamsky
601 Main
Klamath Falls, Or 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 7th day
of Feb. A.D., 19 89 at 2:05 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 2374.

Evelyn Biehn, County Clerk

FEE \$13.00

By Daniel M. Muzzey