

MTL-20899

ASSIGNMENT OF CERTIFICATE  
OF SALE OF REAL PROPERTY

For the sum of \$25,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, ROSS BROS. CONSTRUCTION, INC., an Oregon corporation, hereby grants, assigns, transfers, and sets over to STEVEN M. ROSS, as to an undivided 90% interest, and to LAURENCE J. CARTER, as to an undivided 10% interest, as tenants in common, their heirs, personal representatives, successors and assigns, all of its right, title, and interest in and to that certain Certificate of Sale dated January 12, 1989, executed by the Sheriff of Klamath County, Oregon and delivered to ROSS BROS. CONSTRUCTION, INC., an Oregon corporation, arising from a sheriff's sale held in the case of Glen Miller and N. Sharon Miller v. Coralie Nelson and John Wade Nelson, Klamath County Circuit Court Case No. 88-195 CV, together with all rights and benefits whatsoever accrued or to accrue thereunder, and covering the following described real property:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the NW corner of Lot 4; thence South along the West line of Lots 5, 6, and 16 to the NW corner of Lot 5, Block 2, WILLIAMSON RIVER ESTATES; thence Northeasterly along the North line of said subdivision to the NE corner of Lot 11, Block 1; thence Northerly and Easterly along the Westerly right of way line of Williamson River Drive to the Westerly right of way line of

AFTER RECORDING  
RETURN TO:

Churchill, Leonard,  
Brown & Donaldson  
PO Box 804  
Salem, OR 97308

TAX STATEMENTS TO:

Raymond K. Ross, Sr.

c/o 3501 Brooklake Rd. NE  
Salem, OR 97303

1 - ASSIGNMENT OF CERTIFICATE OF SALE OF REAL PROPERTY  
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(503) 585-2255

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Highway No. 97; thence Northwesterly along said Highway right of way line to the SE corner of Deed Volume 336, page 17, Records of Klamath County, Oregon; thence South  $80^{\circ}32'15''$  West to the SW corner of said deed; thence Northerly along the Westerly line of said deed 200 feet to the NW corner thereof; thence North  $80^{\circ}32'15''$  East to the Westerly right of way line of said Highway; thence Northerly along said Westerly right of way line 60 feet, more or less, to the SE corner of Volume M67, page 318, Microfilm Records of Klamath County, Oregon; thence South  $80^{\circ}32'15''$  West 231 feet to the SW corner of said deed; thence North  $09^{\circ}27'45''$  West 607.11 feet, more or less, to the North line of Section 21; thence West along said line to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point of the Williamson River Estates, a duly recorded subdivision, said initial point situated South  $19^{\circ}17'35''$  East a distance of 1037.36 feet (South  $18^{\circ}49'22''$  East 1038.84 feet by said plat) from the North one-fourth corner (N1/4) of said Section 21; thence South  $81^{\circ}02'30''$  West 172.35 feet (172.88 by said plat); thence continuing South  $81^{\circ}02'30''$  West 80.86 feet; thence North  $09^{\circ}27'45''$  West 365.94 feet to a 1/2 inch iron pin which is North  $80^{\circ}32'15''$  East 17.00 feet from point A as shown on accompanying Exhibit A; thence North  $80^{\circ}32'15''$  East 253.20 feet the Westerly right of way line of U.S. Highway 97; thence South  $09^{\circ}27'45''$  East, along said right of way line, 368.17 feet to the point of beginning with bearings based on said recorded plat.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 7 and 15, of Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Williamson River Estates, a duly recorded subdivision, said point being on the Westerly line of said Lot 15; thence, along the Northerly line of said subdivision, North  $89^{\circ}34'45''$  East 329.42 feet and North  $74^{\circ}05'45''$  East 578.78 feet to a fence corner; thence, along the fence lines to be the property lines the following courses: North  $08^{\circ}53'25''$  West 567.07 feet, North  $85^{\circ}27'50''$  West 143.46 feet, North  $77^{\circ}32'10''$  West 293.55 feet, North  $55^{\circ}21'40''$  West 218.14 feet, South  $71^{\circ}16'20''$  West 100.40 feet and South  $67^{\circ}57'45''$  West 104 feet, more or less, to the Westerly line of said lot 7; thence, Southerly along the Westerly line of said Government Lots 7 and 15, 849 feet, more or less, to the point of beginning, with bearings based on said Williamson River Estates.

AND ALSO EXCEPT that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division by deed recorded July 13, 1988 in Volume M88 at page 11038.

The undersigned hereby covenants to and with the assignee herein that the undersigned is the owner and holder of said Certificate of Sale, and that there have been no prior assignments of said Certificate. Said Certificate of Sale is delivered contemporaneously herewith to the assignee hereunder. Assignee understands that surrender of the original Certificate of Sale to the Sheriff of Klamath County, Oregon, upon the expiration of all redemption periods is required for issuance of the Sheriff's Deed to the above described real property.

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.

Dated this 15 day of MARCH, 1989.

ROSS BROS. CONSTRUCTION, INC.

By Steve M. Rose  
Title: President

STATE OF OREGON )  
County of Marion ) ss.

On this 15<sup>th</sup> day of March, 1989, personally appeared Steve M. Rose, the President of Ross Bros. Construction, Inc., and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

LMH3:lmk/sjd2  
1921003.23

H. R. H.  
Notary Public for Oregon  
My Commission Expires: 11/30/89

3 - ASSIGNMENT OF CERTIFICATE OF SALE OF REAL PROPERTY  
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
of April A.D., 19 89 at 4:03 o'clock PM., and duly recorded in Vol. M89  
Deeds on Page 5576  
Evelyn Biehn  
By Dorene Mulholland County Clerk

FEE \$18.00