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MTG-20899 ASSIGNMENT OF CERTIFICATE
OF SALE OF REAL PROPERTY

For valuable consideration, the receipt of which is hereby acknowledged, STEVEN M. ROSS, as to an undivided 90% interest, and LAURENCE J. CARTER, as to an undivided 10% interest, both as tenants in common, hereby grant, assign, transfer, and set over to RAYMOND K. ROSS, SR., his heirs, personal representatives, successors and assigns, all of their 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

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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°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°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°32'15" West 231 feet to the SW corner of said deed; thence North 09°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°17'35" East a distance of 1037.36 feet (South 18° 49' 22" East 1038.84 feet by said plat) from the North one-fourth corner (N1/4) of said Section 21; thence South 81°02'30" West 172.35 feet (172.88 by said plat); thence continuing South 81°02'30" West 80.86 feet; thence North 09°27'45" West 365.94 feet to a 1/2 inch iron pin which is North 80°32'15" East 17.00 feet from point A as shown on accompanying Exhibit A; thence North 80°32'15" East 253.20 feet the Westerly right of way line of U.S. Highway 97; thence South 09° 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°34'45" East 329.42 feet and North 74°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°53'25" West 567.07 feet, North 85°27'50" West 143.46 feet, North 77°32'10" West 293.55 feet, North 55°21'40" West 218.14 feet, South 71°16'20" West 100.40 feet and South 67°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.

Subject to the interest of Ross Bros. Construction, Inc., an Oregon corporation, by virtue of that certain Lease dated and executed contemporaneously herewith wherein Ross Bros. Construction, Inc., an Oregon corporation, is Lessee, and the assignors herein are Lessors.

The undersigned hereby covenant to and with the assignee herein that the undersigned are the owners and holders of said Certificate of Sale, and that there have been no prior assignment of said Certificate, except for a prior assignment from Ross Bros. Construction, Inc., an Oregon corporation, to the assignors herein. 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

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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 20th day of March, 1989.

Steven M. Ross
Steven M. Ross

Laurence J. Carter
Laurence J. Carter

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged to before me this 15
day of March, 1989, by STEVEN M. ROSS.

[Signature]
Notary Public for Oregon
My Commission Expires: 11/30/89

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged to before me this 20th
day of March, 1989, by LAURENCE J. CARTER.

[Signature]
Notary Public for Oregon
My Commission Expires: 11/30/89

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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 P.M. and duly recorded in Vol. M89
of Deeds on Page 5579

FEE \$23.00

Evelyn Biehn
By Laurence J. Carter County Clerk