

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

STATE OF OREGON, Acting by and through the
Director of Veterans Affairs,

Plaintiff,

v.

FRED G. HESS; EDITH M. HESS; DALE W. RUISCH;
NELLIE RUISCH; SOUTH VALLEY STATE BANK; and
JOSEPH F. FLIEGEL, JR., Trustee in Bankruptcy
for the Estate of Fred G. and Edith m. Hess,

Defendants.

Court Case No. 88-131CV

Sheriff's Case No. 88-48R

SHERIFF'S DEED

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JUN 15 1989

THIS DEED made June 15, 1989, between Carl R. Burkhardt, Sheriff of Klamath
County, hereinafter called Grantor and STATE OF OREGON, Acting by and through the
Director of Veterans Affairs
hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of
Execution and pursuant thereto on November 3, 1988, all of the interest of the
Defendant(s) in the real property was sold at public auction in the manner provided by law,
for the sum of \$ 122,092.99, to STATE OF OREGON, Acting by and through the Director of
Veterans Affairs
the highest bidder. I executed and delivered to the purchaser a Certificate of Sale and
filed a Return of Sale with the above court, and the time for redeeming (if any) 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:

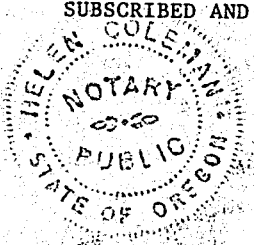
See addendum.

IN WITNESS WHEREOF, the Grantor has executed this instrument on June 15, 1989.

Carl R. Burkhardt, Sheriff,
Klamath County, Oregon

by Michael Griffin
Deputy

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF June, 19 89.



Helen Coleman
NOTARY PUBLIC OF OREGON

My Commission expires 11-11-89

A tract of land situated in the SW $\frac{1}{4}$ of Section 21, T 40 S. R. 10 E.W.M. Klamath County, Oregon, more particularly described as follows: Beginning at a point from which the east 1/4 corner of said Section 21 bears N. 72°53'24" E. 4666.77 feet and the southeast corner of a potato cellar bears N. 14°33'10" W. 22.3 feet; thence S. 49°10'30" W. 132.51 feet to a point from which the southwest corner of said potato cellar bears S. 67°36' W. 63.3 feet; thence South 189.73 feet to the north line of the John Hess property; thence East along said line 100.00 feet; thence North 276.12 feet to the point of beginning, containing 0.53 acres, more or less; Together with the right to construct and maintain a water line from the present well house, (from which the east 1/4 corner of said section 21 bears N. 72°42'49" E. 4202.32 feet) to the above described tract to land. The bearings of the above tract of land are based on a solar observation. The above tract of land is subject to all easements of record or apparent: Also subject to a road easement over and across to Fred Hess and Paul Hess. A tract of land situated in Sections 20, 21, 28, and 29, all in T. 40 S., R. 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the point of intersection of the northeasterly right of way line of State Highway No. 39 (Merrill Highway) and the section line common to said section 28 and 29: thence Northwesterly along said Northeasterly right of way line to the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 20; thence Northerly along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 20 to the centerline of the U.S.B.R. drain; thence Easterly along said drain to the East line of the common to said sections 20 and 21; thence East to the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 21; thence Southerly along the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 21 and the east line of the NW $\frac{1}{4}$ of said Section 28 to the southwesterly right of way line of the Southern Pacific Railroad; thence southeasterly along said railroad right of way line to the south line of the NW $\frac{1}{4}$ of said section 28; thence Westerly along the South line of the said NW $\frac{1}{4}$ to the Southwest corner of the NW $\frac{1}{4}$ of said section 28; thence Northerly along the West line of the NW $\frac{1}{4}$ of said Section 28 to the Point of Beginning. The above described tract of land includes the right of Fred Hess, John Hess and Paul Hess, their heirs or assigns to use and maintain the existing road beginning at the intersection of Highway 39 and the line common to sections 28 and 29, T. 40 S. R. 10 E.W.M., running thence Northerly and Easterly to the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21.

SAVING AND EXCEPTING, a Tract of land situate in the NW $\frac{1}{4}$ of Section 28, T. 40 S.R. 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the East line of the NW $\frac{1}{4}$ of said Section 28 with the Northerly right of way line of State Highway No. 39; thence North along said East line 1744 feet more or less to the centerline of an irrigation ditch; thence S. 54°34' W. along said centerline 240 feet more or less; thence leaving said centerline, N. 81°32'41" W., 46.22 feet to the centerline of the U.S. B.R. Drain; thence Southwesterly along the centerline of said drain, the following courses and distances: S. 08°27'19" W. 865 feet; S. 38°35'09" W., 293 feet more or less to said Northerly right of way line of State Highway No. 39; thence S. 46°17'55" E., along said right of way line 762 feet more or less to the point of beginning.

SAVING AND EXCEPTING, All that portion of the NW $\frac{1}{4}$ of Section 28 Township 40 South, Range 10 E.W.M., which lies Southwesterly of the Southwesterly line of the Southern Pacific Railroad right of way.

TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME: 1975 Concord, Vehicle No. 2954500S3226.

Addendum. Court Case No. 88-131CV Sheriff's Case No. 88-48R

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Sheriff
of _____ June _____ A.D., 19 89 at 3:46 o'clock _____ P.M., and duly recorded in Vol. _____ M89
of _____ Deeds _____ the _____ 15th day
on Page 10710

FEE none

Return & Tax Statements: Dept. of Veterans Affairs
700 Summer St., NE., Salem, Or. 97310 (File #F40570)

Evelyn Biehn County Clerk

Pauline M. Muelers