

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,

STATE OF OREGON, Department of Water Resources,
Coplaintiff,
v.

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

Defendants.

Court Case No. 88-138CV

Sheriff's Case No. 88-56R

SHERIFF'S DEED

THIS DEED made July 10, 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 December 21, 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 \$215,168.88, 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 July 10, 1989.

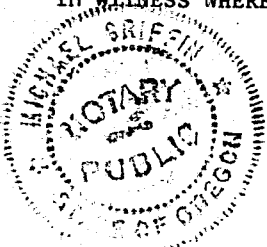
Carl R. Burkhardt, Sheriff,
Klamath County, Oregon

by Aileen Coleman
Deputy

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF July, 19 89.

Michael Griffin
NOTARY PUBLIC OF OREGON

My Commission expires 3-26-93



89 JUL 11 PM 2 46

A tract of land situated in Section 21, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21; thence Southerly along the West line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21 to the centerline of the U.S.B.R. drain; thence East to the Westerly bank of Lost River, also being the right bank of said Lost River; thence Northerly and Westerly along the said right bank to the West line of said Section 21; thence Southerly to the point of beginning.

EXCEPTING THEREFROM the following parcels of land:

PARCEL 1: A tract of land situated in the SW $\frac{1}{4}$ of Section 21, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point from which the East quarter 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°33'30" 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.

PARCEL 2: A tract of land situated in the SW $\frac{1}{4}$ of Section 21, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point from which the East quarter corner of said Section 21 bears N. 69°53'25" E. 4178.84 feet and the Southeast corner of a barn bears S. 84°30'30" W. 91.3 feet; thence East 100.0 feet; thence South 212.36 feet to the North line of the Paul Hess property; thence West along said line 100.00 feet; thence North 212.36 to the point of beginning.

PARCEL 3: A tract of land situated in the S $\frac{1}{4}$ of Section 21, T40S, R10EW, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the E $\frac{1}{4}$ corner of said Section 21 bears N68°00'43"E 4124.07 feet; thence South 105 feet to the Southeast corner of a tract of land described as Parcel 1 in Volume M76-4925, as recorded in the Klamath County deed records; thence East 1692 feet, more or less, to the Westerly line of Lost River; thence Northwesterly, along said Westerly line to a point which bears East of the point of beginning; thence West to the point of beginning, containing 4 acres, more or less.

After recording, return to:

12649

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. F40469

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Sheriff the 11th day
of July A.D. 19 89 at 2:46 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 12647.

FEE none

Evelyn Biehn . County Clerk

By Audrey Mullendore