

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

FRANCES M. CROWSON,)
Conservator of the Estate of)
KYLE CARLSON & CARRIE CARLSON,)

Plaintiff,)

vs)

ROLLAND A. FREDERICK & BEVERLY)
FREDERICK, husband and wife,)

Defendants.)

No. 87-249CV

FINAL DECREE OF
STRICT FORECLOSURE
OF LAND SALE CONTRACT

It appearing to the Court that on November 13, 1987, the Court made and entered herein its interlocutory decree requiring the defendants to pay to plaintiff, through the clerk of the court, certain sums of money within 30 days from the date of the interlocutory decree, or otherwise be foreclosed of all their interest in the real property described therein and to the money previously paid by defendants on the purchase price of the property; and

It further appearing to the Court that defendants have failed to pay such money and that the time for doing so has expired and that plaintiff is now entitled to a final decree of strict foreclosure, and the Court being fully advised in the premises, now, therefore;

IT IS HEREBY ORDERED AND DECREED as follows:

(1) That the defendants are hereby forever strictly foreclosed of all interest in the following real property:

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*All that portion of Lots 19 and 20 of Subdivision Plat of Block 125 Mills Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly line of Orchard Ave., which point is 18 feet East of the Northwest corner of said Lot 20, and running thence Southwesterly at an angle of 104° 30' with the Southerly line of Orchard Ave., 98.3 feet, more or less to the Southwesterly line of Lot 20; thence Southeasterly along the Southwesterly boundary of Lot 20, 9 feet more or less to the Southeast corner of Lot 20; thence continuing on same course 9 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the Southerly line of Orchard Ave., 6 feet West of the Northwestern corner of Lot 20; thence Northwesterly along the Southerly line of Orchard Ave., 38 feet to the point of beginning.

and that all interests of defendants in the real property, both at law and in equity, are hereby vested absolutely in plaintiff;

(2) That all monies previously paid by defendant upon the purchase price of the property belong to plaintiff, free of all claims of the defendants;

(3) That this decree shall stand as a cancellation of the contract;

(4) That plaintiff have judgment against defendants for \$1,177.00 attorney fees and costs of \$166.00; and

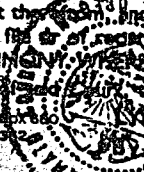
(5) That the Sheriff of Klamath County, Oregon place plaintiff in immediate possession of the real property.

DATED this 18 day of Dec, 1987.

STATE OF OREGON
CIRCUIT COURT, CLATSOP COUNTY

I, LYN G. HARDY Clerk of the Circuit Court of the County of Klamath and the State of Oregon do hereby certify that the foregoing copy has been compared with the original, and that it is a true and correct copy of the whole of such original as the same appears on file or of record in my office and in my care and custody. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 18th day of Sept. A.D. 1987.

JAMES D. FOURNIER
ATTORNEY AT LAW
195 MAIN STREET - P.O. BOX 860
MT. ANGEL, OREGON 97132
PH 845-2248



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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Frances M. Crowson the 11th day of Sept. A.D. 1989 at 10:39 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 16994.

FEE \$13.00
Return: Frances Crowson
432 E. Cedar, Stayton, Or. 97383
Evelyn Biehn County Clerk
By Pauline M. Nickerson