

MAE 24558-K

22630

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

Vol. m90 Page 22816

NETTA BRITTON,

Plaintiff,

vs.

EDWARD J. PAYNE, MARGUITA PAYNE, and
UNITED STATES OF AMERICA, acting through
the Farmers Home Administration,

Defendants.

Court Case No. 87-172 CV

Sheriff's Case No. 88-37R

SHERIFF'S DEED

NOV 15 PM 12 33

THIS DEED made November 15, 1990, between Carl R. Burkhart, Sheriff of Klamath
County, hereinafter called Grantor and NETTA BRITTON

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of
Execution and pursuant thereto on September 12, 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 \$ 186,479.34, to NETTA BRITTON

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 EXHIBIT "A"

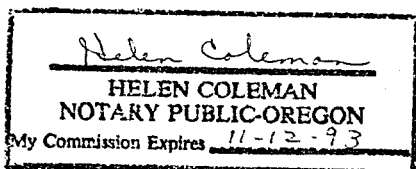
IN WITNESS WHEREOF, the Grantor has executed this instrument on November 15, 1990.

Carl R. Burkhart, Sheriff,
Klamath County, Oregon

by

Deputy

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF November, 1990.



NOTARY PUBLIC OF OREGON

My Commission expires

EXHIBIT "A"

Commencing at the Southwest corner of Section 31, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and extending thence East along the South section line of said Section 31 a distance of 1320 feet, more or less, to a point in the center line of a certain private drain ditch, which point is the true point of beginning; extending thence North along the line of said drain ditch to its intersection with the center line of the U.S. Bureau of Reclamation "D" Canal, formerly the "Adams Canal"; thence Southeasterly along the center line of said "D" Canal to the North line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence East along the North line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South along the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ to the South section line of said Section 31; thence West along said South section line of said Section 31 a distance of 2640 feet, more or less, to the true point of beginning, EXCEPTING THEREFROM any portion of the above described land lying within the boundaries of Anderson Road and Bureau of Reclamation canals, drains or ditches.

SUBJECT TO: (1) Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated February 23, 1977, recorded February 25, 1977, in Volume M-77, Page 3384, Microfilm Records of Klamath County, Oregon, in the amount of \$55,000.00, wherein Netta J. Britton is Mortgagor and The Federal Land Bank of Spokane is Mortgagee; and (2) reservations, restrictions, easements and rights of way of record and those apparent on the land.

*Return - Mountain Title
add: Kristi*

EXHIBIT "A"
Decree of Foreclos
87-172 CV

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Nov. A.D., 19 90 at 12:33 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 22816

Evelyn Biehn County Clerk

By Pauline Mulendore

FEE \$33.00