

WHEREAS, the Circuit Court for the State of Oregon for Klamath County, did on the 23rd day of November, 1984, make and enter a decree of foreclosure in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, against James E. L. Britton, aka James Emery Lee Britton; Frances R. Britton, aka Frances L. Britton; Linda A. Britton, nka Linda A. Keltner; U.S. Employees of Lane County Credit Union; Southern Oregon Credit Association, foreclosing them of all their right, title, estate, lien or interest in or to the premises hereinafter described or any portion thereof, on which decree a writ of execution in foreclosure was issued, dated the 28th day of December, 1984, directed to the Sheriff of said county to execute; and by virtue of said execution in foreclosure the lands hereinafter described were struck off and sold to the State of Oregon, represented and acting by the Director of Veterans' Affairs, it being the highest and best bidder therefore, on the 11th day of February, 1985, and the time and place thereof having been duly advertised according to law. Said sale having been confirmed on the 5th day of March, 1985.

WHEREAS, the said Sheriff thereupon made and issued the usual certificate of the said sale in due form of the law and delivered it to said purchaser.

WHEREAS, more than six months have elapsed since the date of said sale and no redemption has been made of the premises so sold as aforesaid, by or on behalf of the above-named defendants, or by or on behalf of any other person. And no notice of intention to redeem has been given by any lien holder, creditor or other person entitled to redeem, as provided by law.

NOW, THEREFORE, KNOW ALL BY THIS DEED, that I, Carl R. Burkhart, Sheriff of Klamath County, Oregon, in consideration of the premises, have granted, bargained and sold, and do hereby grant, bargain, sell, and convey to the State of Oregon, represented and acting by the Director of Veterans' Affairs, its successor and assigns, the following-described tract or tracts of land, to wit:

A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ which bears North $0^{\circ}28'$ East a distance of 517.4 feet from the iron pin marking the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North $89^{\circ}32'$ West, at right angles to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 190.0 feet to a point; thence North $0^{\circ}28'$ East a distance of 232.76 feet to a point; thence South $89^{\circ}32'$ East a distance of 190.0 feet, more or less, to a point on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South $0^{\circ}28'$ West along said East line a distance of 232.76 feet to the point of beginning; said parcel containing 1.02 acres, more or less.

TOGETHER WITH an easement for ingress and egress lying 10 feet 6 inches on each side of the following described centerline.

Beginning at a point on the East line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which bears N. $0^{\circ}28'$ E. a distance of 517.4 feet from the iron pin marking the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N. $89^{\circ}32'$ W. at right angles to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 190 feet to the true point of beginning; thence S. $85^{\circ}32'$ W. a distance of 400 feet more or less to the Easterly boundary of Uhrmann Road.

Pursuant to said notice of sale, the undersigned trustee on October 23, 1991, at the hour of 10:00 o'clock, a.m., of said day, in accord with the standard of time established by ORS 187.110, (which was the day and hour to which said sale was postponed as permitted by ORS 86.755(2)) (which was the day and hour set in the amended Notice of Sale)* and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$ 25,239.74, said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$ 25,239.74.

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said trust deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

A parcel of land situated in Lot 4, Block 2, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 231.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence South 89 degrees 40' East along the North line of said Lot 4 a distance of 47.3 feet to an iron pin on the Northeast corner of said Lot 4; thence South 28 degrees 15' East along the Easterly line of said Lot 4 a distance of 161.5 feet to an iron pin on the Southeast corner of said Lot 4; thence North 89 degrees 40' West along the North line of Boardman Avenue a distance of 125.0 feet, more or less, to the point of beginning.

TOGETHER WITH MOBILE HOME described as 1973 Parkway, Serial #S2900 - Oregon Lic. #X076708

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

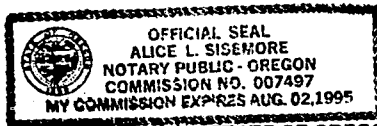
IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer duly authorized thereunto by order of its Board of Directors.

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 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.

* Delete words in parentheses if inapplicable.

(If executed by a corporation, affix corporate seal.)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)



STATE OF OREGON,

County of Klamath

ss.

This instrument was acknowledged before me on October 23, 1991, by

William L. Sisemore

Alice L. Sisemore

Notary Public for Oregon

(SEAL)

My commission expires: 8/2/95

STATE OF OREGON,

County of _____

ss.

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 23rd day of Oct. A.D., 19 91 at 11:03 o'clock A.M., and duly recorded in Vol. M91 of deeds on Page 22146.

FEE \$33.00

Evelyn Biehn, County Clerk

By Darlene M. Lindgren