

1992  
IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH

1  
2  
3 THE ESTATE OF GEROLD WHITLATCH  
4 appearing by and through its duly  
5 appointed and acting Personal  
6 Representative, Marie Whitlatch,

7 Plaintiff,

8 vs.

9 BRENDAN CAPITAL CORP., an Oregon  
10 corporation; WRAY PARTNERSHIP,  
11 an Oregon general partnership;  
12 and RONALD R. STICKA, Trustee in  
13 Bankruptcy,  
14 Defendants.

Case No. 9103727CV

FINAL JUDGMENT OF  
STRICT FORECLOSURE  
OF REAL ESTATE CONTRACT

CLERK OF COURT

FILED  
JAN 31 PM 1:54

15 It appearing to the Court that on December 31, 1991, the  
16 Court made herein its Interlocutory Decree, requiring the  
17 Defendants to pay to Plaintiff through the Clerk of the Court,  
18 certain sums of money within thirty (30) days from the date of the  
19 Interlocutory Decree or otherwise be foreclosed of all interest in  
20 the real property described therein and the money previously paid  
21 by Defendants on the purchase price of the property; and

22 It further appearing to the Court that Defendants have failed  
23 to pay such money and that the time for doing so has expired and  
24 that Plaintiff is now entitled to a Final Decree of Strict  
25 Foreclosure, and the Court being fully advised in the premises,  
26 now, therefore,

27 IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

28 1. The Defendants hereby are forever strictly foreclosed of  
all interest in that certain real property located in the County  
of Klamath, State of Oregon, legally described as follows, to-wit:

PARCEL 1:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23, Township 39 South, Range 9  
East of the Willamette Meridian.

B/\* - FINAL JUDGMENT - 1

NEAL G. BUCHANAN  
ATTORNEY AT LAW  
FIRST INTERSTATE  
BANK BLDG.  
601 MAIN STREET  
SUITE 218  
KLAMATH FALLS,  
OREGON 97601-6007  
503/862-6607

92 FEB 12 PM 2 05

## PARCEL 2:

Beginning at the Southwest corner of Section 24, Township 39 South, Range 9 East, Willamette Meridian; thence, East along the South line of said Section 24, 1582.80 feet to point on the Southwesterly right of way of the Great Northern Railway Company, N. 48°13'28" W. along said right of way 1767.06 feet to a point on the Southerly right of way of a drain ditch, S. 57°33'07" along said right of way of the drain ditch 321.55 feet to a point on the West line of said Section 24, and S.0°21'44" E. 1004.74 feet to the point of beginning.

## PARCEL 3:

The NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 26, Township 39 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING those portions conveyed to the United States of America by deed recorded July 10, 1916, in Volume 45 page 626, Deed Records of Klamath County, Oregon.

and that all interest of Defendants in the real property, both at law and in equity, are hereby vested absolutely in Plaintiff; and

2. That all money previously paid by Defendants upon the purchase price of the property belongs to Plaintiff, free of all claims of Defendants; and

3. That this Decree shall stand as a cancellation of the Contract; and

4. That based upon filing of bankruptcy by Brendan Capital Corporation, an Oregon corporation, Plaintiff take no personal judgment against said corporation entity for Plaintiff's attorney fees and costs allowed herein; and

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

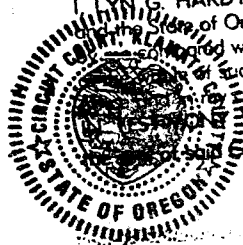
DATED this 21 day of Feb, 1992.

[Signature]  
CIRCUIT COURT JUDGE

STATE OF OREGON  
County of Klamath )

LYN G. HARDY Clerk of the Circuit Court of the County of Klamath, State of Oregon do hereby certify that the foregoing copy has been compared with the original, and that it is a transcript therefrom, and of such original as the same appears on file or of record in my office and custody.

WHEREOF, I have hereunto set my hand and affixed my seal, this 13 day of Feb, A.D. 1992  
LYN G. HARDY, Clerk of Court



B/\* - FINAL JUDGMENT

NEAL G. BUCHANAN  
ATTORNEY AT LAW  
FIRST INTERSTATE  
BANK BLDG.  
601 MAIN STREET  
SUITE 315  
KLAMATH FALLS,  
OREGON 97601-8007  
503/882-6607  
O.S.B. 277127

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 13th day of Feb. A.D. 1992 at 2:06 o'clock PM., and duly recorded in Vol. M92 of Deeds on Page 3052.

Evelyn Biehn - County Clerk  
By [Signature]

FEE \$35.00