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APR 27 1993

FILED
STATE OF OREGON
KLAMATH CO. CLERK OF COURT

1993 APR 30 PM 2: 06

IN THE CIRCUIT COURT OF THE STATE OF OREGON

CLERK OF COURT

FOR THE COUNTY OF KLAMATH

BY _____

FRANK M. PEDERSEN and BARRIE G.
PEDERSEN,

NO. 9203901CV

Plaintiffs,

FINAL DECREE OF STRICT FORECLOSURE
OF LAND SALE CONTRACT AND ORDER
APPROVING ATTORNEY'S FEES AND
AWARDING JUDGMENT FOR COSTS AND
DISBURSEMENTS

vs.

JIRI VANEK and LIDIA VANEK, husband
and wife; DANIELLE MARTISAK;
KIMBERLY JUNE BEALS; ROBERT AMOS and
WILLIAM GREGORY SANDERCOCK,

Defendants.

It appearing to the Court that on March 15, 1993, the Court made and entered herein its Interlocutory Decree requiring the Defendants to pay to the Plaintiffs, 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 that Plaintiff be awarded attorney's fees and costs as provided by ORCP Rule No. 68; the Plaintiffs filed their Cost Bill on March 15, 1993, and no objections have been filed to the Cost Bill;

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 Plaintiffs are now entitled to a Final Decree of Strict Foreclosure, and the Court being fully advised in the premises,

Final Decree - Page 1

Ret.
WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

503/882-7229

O.S.B. #70133

1 NOW, THEREFORE, IT IS HEREBY ORDERED and DECREED AS FOLLOWS:

2 1. The Defendants are hereby forever strictly foreclosed of all interest
3 in the following real property:

4 The East 60 feet of Lot 6, Block 2, FAIRVIEW ADDITION no.
5 2, in the City of Klamath Falls, County of Klamath, State
6 of Oregon.

7 and that all interests of the Defendants in the real property, both at law and
8 in equity, are hereby vested absolutely in Plaintiffs;

9 2. All money previously paid by Defendants upon the purchase price of the
10 property belongs to Plaintiffs, free of all claims of the Defendants;

11 3. This Decree shall stand as a cancellation of the contract;

12 4. The Sheriff of Klamath County, Oregon, shall place Plaintiffs in
13 immediate possession of the real property;

14 5. Plaintiffs' cost bill, including attorney's fees in the amount of
15 \$1,623.00, is hereby approved;

16 6. Plaintiffs are granted Judgment as follows:

17 MONEY JUDGMENT

18 Judgment Creditors: Frank M. Pedersen and Barrie G. Pedersen

19 Judgment Creditors' Attorney: William L. Sisemore

20 Judgment Debtor: Jiri Vanek

21 Judgement Debtor's Attorney: None

22 Judgment Debtor: Lidia Vanek

23 Judgment Debtor's Attorney: Michael Ratliff

24 Judgment Amounts:

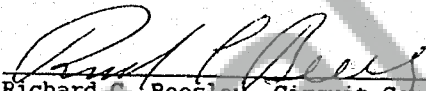
25 a. Principal, \$2,176.87

26 Final Decree - page 2

b. Interest before Judgment, -0-

c. Interest after Judgment at the rate of
9% per annum from date of Judgment

Dated: April 29, 1993.


Richard C. Beesley, Circuit Court Judge

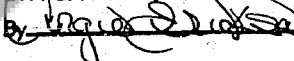
STATE OF OREGON)

County of Klamath)

LYN G. HARDY Clerk of the Circuit Court of the County of Klamath
do hereby certify that the foregoing copy has been
compared with the original, and that it is a transcript therefrom, and
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 WITNESS WHEREOF, I have hereunto set my hand and affixed
the seal of said Court, this 4 day of May A.D. 1993

LYN G. HARDY, Clerk of Court



STATE OF OREGON, ss.
County of Klamath

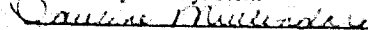
Final Decree - Page 3

Filed for record at request of:

Wm. L. Sisemore

on this 4th day of May A.D. 19 93
at 3:51 o'clock PM. and duly recorded
in Vol. M93 of Deeds Page 9806.

Evelyn Biehn, County Clerk

By  Deputy.

Fee, \$40.00