

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

FRANK M. PEDERSEN and BARRIE G.
PEDERSEN,

Plaintiffs,

vs.

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

Defendants.

: NO. 9203901CV

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

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

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540 Main Street
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Frank M. Pedersen
814 St. Francis St.
Klamath Falls, Or
97601

1 NOW, THEREFORE, IT IS HEREBY ORDERED and DECREED AS FOLLOWS:
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3 1. The Defendants are hereby forever strictly foreclosed of all interest
4 in the following real property:

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

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

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

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

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

15 5. Plaintiffs' cost bill, including attorney's fees in the amount of
16 \$1,623.00, is hereby approved;

17 6. Plaintiffs are granted Judgment as follows:

18 MONEY JUDGMENT

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

20 Judgment Creditors' Attorney: William L. Sisemore

21 Judgment Debtor: Jiri Vanek

22 Judgement Debtor's Attorney: None

23 Judgment Debtor: Lidia Vanek

24 Judgment Debtor's Attorney: Michael Ratliff

25 Judgment Amounts:

26 a. Principal, \$2,176.87

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1 b. Interest before Judgment, -0-

2 c. Interest after Judgment at the rate of

3 9% per annum from date of Judgment

4 Dated: April 29, 1993.

5 Richard C. Beesley -
6 Richard C. Beesley, Circuit Court Judge

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25 Final Decree - Page 3

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STATE OF OREGON)

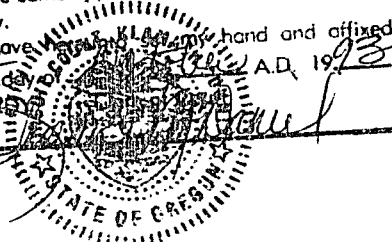
County of Klamath)

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 transcript therefrom, and is 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 the seal of said Court, this 29th day of October, A.D. 1993

LYN G. HARDY

By



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 29th day of Oct. A.D., 19 93 at 3:51 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 28652.

Evelyn Biehn - County Clerk

By Dorlene Millendore

FEE \$45.00