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07-13-94A11:41 RCVD

Vol 94 Page 21618

IN THE CIRCUIT COURT FOR THE STATE OF OREGON
OF THE COUNTY OF KLAMATHWESTERN BANK, an Oregon Banking
Corporation,

Plaintiff(s),

vs.

RICHARD R. BATSELL and LARRY D. BATSELL,
dba BATSELL BROS. OIL CO., and BATSELL
BROS. OIL CO., a partnership; BATSELL
BROTHERS OIL CO., a partnership
consisting of RICHARD R. BATSELL and
LARRY D. BATSELL; BATSELL BROS. OIL CO.,
INC., an Oregon corporation; SOUTH
VALLEY STATE BANK, an Oregon Banking
Corporation; SAIF CORPORATION EXXON
COMPANY, USA, a division of Exxon
Corporation,

Defendant(s).

Court No. 92-0866CV
Sheriff No. 93-00043

SHERIFF'S DEED

THIS DEED made 06/29/94, between Carl R. Burkhardt, Sheriff of Klamath
County, hereinafter called Grantor, and
OREGON MOTOR SPORTS MANUFACTURING, INC.
hereinafter called Grantee.A judgment was entered in the above court, and the court thereafter issued
a Writ of Execution and pursuant thereto on 12/30/93, 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 \$60,000.00, toOREGON MOTOR SPORTS MANUFACTURING, INC.
8333 E HWY 140
KLAMATH FALLS

OR 97623

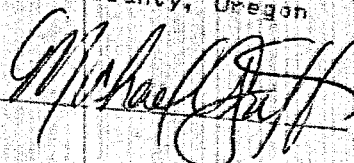
503-883-7739

the highest bidder(s). I executed and delivered to the purchaser a Certifi-
cate 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 Certi-
ficate 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 attached Exhibits.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 06/29/94.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By

Return
James R. Herlihy
110 N 6th St
City, 97601

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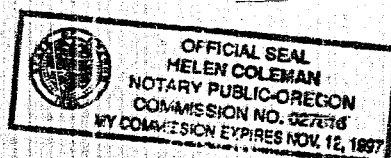
Deputy

State of Oregon
County of Klamath

Signed or attested before me on 06/29/94
by GRIFFIN, MICHAEL T

Helen Coleman

Records Clerk/Notary



DESCRIPTION OF PROPERTY

21620

Parcel 1: All that portion of lot 70, ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the Southerly line of Sixth Street, at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 138.7 feet and West 17.5 feet to an iron pipe which is the True Point of Beginning; thence West 109.97 feet to an iron pipe; thence South 295.3 feet to an iron pipe; thence on a 11 degree 30' curve to the left a distance of 52.5 feet more or less to an iron pipe; then East a distance of 107.71 feet to an iron pipe; thence North a distance of 347.8 feet to the True Point of Beginning.

An easement and right of way over and across that certain property situate, lying and being in the County of Klamath, State of Oregon, more particularly described as: All that portion of Lot 70 of ENTERPRISE TRACTS, Klamath County, Oregon, described as follows: Beginning at a point in the South line of Sixth Street at its intersection with a North and South line 390.0 feet West of the East line of Lot 70 thence South 706.5 feet; thence West 17.5 feet; thence North along a North and South line 407.5 feet West of the East line of Lot 70 a distance of 718.43 feet to the intersection of said line with the South line of Sixth Street; thence Southeast along said street line 21.2 feet to the Point of Beginning, for the purpose of ingress and egress from that certain parcel of land described above.

Parcel 2: A tract of land situated in the NW 1/4 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at an iron pin on the Westerly boundary of the New Dalles-California Highway, said point being South 89°49' East 799.0 feet to the Westerly boundary of said highway and South 11°36' East along said boundary 1056.29 feet from the West quarter corner of said Section 7; thence North 11°36' West along the Westerly boundary of said Highway 100 feet; thence South 78°24' West, 27 feet; thence South 11°36' East 13 feet; thence South 78°24' West 73.15 feet; thence South 11°36' East 87 feet to an existing iron monument, which is the most Southerly corner of that parcel of land described in Deed Volume 266, page 322, Deed Records of Klamath County, Oregon; thence North 69°29' West, 26 feet to an iron pin; thence South 11°36' East parallel with said highway 213.8 feet to an iron pin; thence North 78°24' East 122 feet to an iron pin on the Westerly boundary of said Highway; thence North 11°36' West along said boundary 200 feet, more or less to the point of beginning.

Together with a perpetual easement and right of way over the following described strip of land:

Beginning at a point in the Northwest quarter of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is on the Westerly right of way boundary of the presently located Dalles-California Highway, which point of beginning is South 89°49' East 799 feet to the Westerly boundary of said highway, and thence South 11°36' East along said Westerly boundary a distance of 956.29 feet from the one-quarter corner common to said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the Northeast corner of that property described in Deed Volume 294 page 426, records of Klamath County, thence South 78°24' West 27 feet; thence North 11°36' West parallel to said Highway 90 feet; thence North 78°24' East 27 feet to the Highway boundary line; thence South 11°36' East along said Highway boundary line to the point of beginning.

Sheriff's Case 93-43
Court Case 92-0866CV

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of _____
of _____ July _____ A.D. 19 94 at 11:48 o'clock _____ A.M., and duly recorded in Vol. _____ the 13th day
of _____ Deeds _____ on Page 21618
FEE \$40.00
By Evelyn Biehn _____ County Clerk
Carolyn Mullesdore