

96 JUN 18 PM 1:38

CLERK OF COURT

ENTERED

6-19-96

BY

96 JUN 20 P 3:52

1 Scott D. MacArthur, OSB # 89296
2 SPENCER, RUNNELS, MacARTHUR & PORRAS
3 419 Main Street
4 Klamath Falls, Oregon 97601
5 503-883-7139

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9 IN THE CIRCUIT COURT OF THE STATE OF OREGON
10 FOR THE COUNTY OF KLAMATH

11 DENNIS L. MAHER and DELIA L. MAHER,)

12 Plaintiffs,)

13 vs.)

14 JAMES BRYON WALKER and PAMELA,)
15 R. WALKER,)

16 Defendants.)

CASE NO. 9601249-CV

FINAL DECREE
(Strict Foreclosure of
Land Sale Contract)

17 It appearing to the Court that on May 17, 1996, the Court made and entered herein a default
18 order against Defendants, James B. Walker and Pamela R. Walker and an Interlocutory Decree requiring
19 Defendants, James B. Walker and Pamela R. Walker to pay to Plaintiffs, through the Clerk of the Court,
20 certain sums of money within 30 days from the date of the Interlocutory Decree, or otherwise be
21 foreclosed of all their interest in the real property described therein and to the money previously paid by
22 Defendants, James B. Walker and Pamela R. Walker on the purchase price of the property, and

23 It further appearing to the Court that Defendants, James B. Walker and Pamela R. Walker have
24 failed to pay such money and that the time for doing so has expired and that Plaintiffs are now entitled
25 to a final decree of strict foreclosure, and the Court being fully advised in the premises,

26 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

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1. Defendants, James B. Walker and Pamela R. Walker are hereby strictly foreclosed of all interest in the following real property:

A tract of land situated in the SE 1/4 NE 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and the SW 1/4 NW 1/4 of Section 31 Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to said Sections 36 and 31; thence North 00 degrees 32'26" East along the section line, 265.10 feet; thence North 89 degrees 22'07" West 102.72 feet to the Southeasterly right of way line of the Dalles-California Highway (100.00 feet from the centerline, measured at right angles); thence North 25 degrees 41'25" East along said right of way line, 55.20 feet; thence South 89 degrees 22'07" East 496.76 feet; thence North 25 degrees 41'25" East 408.60 feet to a point on the Northerly line of that tract of land as described in Deed Volume 143, page 587, Deed Records of Klamath County, Oregon; thence South 64 degrees 18'35" East, along said Northerly line and its extension, 788.85 feet to a point on the East line of the SW 1/4 NW 1/4 of said Section 31; thence South 00 degrees 13'33" West 343.03 feet to the CW 1/16 corner of said Section 31; thence North 89 degrees 43'26" West 1307.10 feet to the point of beginning, referenced to survey No. 3223, as recorded in the office of the Klamath County Surveyor.

and that all interests of defendants in the real property, both at law and in equity are hereby vested absolutely in plaintiffs.

2. That all money previously paid by Defendants, James B. Walker and Pamela R. Walker upon the purchase price of the property belong to Plaintiff's free of all claims of Defendants, James B. Walker and Pamela R. Walker;

3. That this Decree shall stand as cancellation of the contract;

4. That Plaintiffs have judgment against Defendants for \$824.40 attorney fees, and Plaintiff's costs of \$388.00 ;

5. That the Sheriff of Klamath County, Oregon place Plaintiffs into immediate possession of the above described real property.

SUMMARY OF MONEY JUDGMENT

Pursuant to ORCP 70A:

1. Judgment Creditor	:	Dennis and Delia Maher
2. Judgment Creditors' Attorney	:	Scott D. MacArthur, OSB 89296
3. Judgment Debtors	:	James B. and Pamela R. Walker

- 1 4. Judgment Debtors' Attorney : N/A
2 5. Judgment : N/A
3 6. Attorney Fees : \$824.40
4 7. Costs and Disbursements: \$388.00
5 8. Interest at the rate of 9% per annum from the date of the Judgment until paid in full.

6 DATED this 18 day of June, 1996.

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8 Circuit Court Judge

9 Submitted by:
10 Scott D. MacArthur, OSB #89296
11 Attorney for Plaintiffs
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NA
NA
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ment, Debtor, Attorney
ment
Attorney Fees
Costs and Disbursements

Interest at the rate of 9% per annum from the date of the judgment until paid in full

[Signature]
Court Clerk

Recorded by
Scott D. MacArthur, OSB #80300
Attorney for Plaintiff

County of KLAMATH)
STATE OF OREGON)
I hereby CERTIFY that the within is a
true and correct copy and the whole
of the original.
Court Clerk
Bethy Gehring
6-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Scott D MacArthur the 20th day
of June A.D., 19 96 at 3:52 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 18428

FEE \$45.00

By Bernetha G. Letsch, County Clerk
[Signature]