

NOV 16 1996

1 Scott D. MacArthur, OSB # 89296
 2 SPENCER, RUNNELS, MacARTHUR & PORRAS
 3 419 Main Street
 4 Klamath Falls, Oregon 97601
 5 541-883-7139

6 IN THE CIRCUIT COURT OF THE STATE OF OREGON
 7 FOR THE COUNTY OF KLAMATH

8 BATZER AND BATZER, INVESTMENTS,)

9 Plaintiffs,)

10 vs.)

11 PENNY LEE SAMPSON,)

12 Defendant.)

CASE NO. 9602853-CV

FINAL DECREE
 (Strict Foreclosure of
 Land Sale Contract)

13 It appearing to the Court that on October 15, 1996, the Court made and entered herein an order
 14 granting to Plaintiff Judgment on the Pleadings against Defendant, Penny Lee Sampson and an
 15 Interlocutory Decree requiring Defendant, Penny Lee Sampson to pay to Plaintiff, through the Clerk of
 16 the Court, certain sums of money within 30 days from the date of the Interlocutory Decree, or otherwise
 17 be foreclosed of all their interest in the real property described therein and to the money previously paid
 18 by Defendant, Penny Lee Sampson on the purchase price of the property; and

19 It further appearing to the Court that Defendant, Penny Lee Sampson has failed to pay such
 20 money and that the time for doing so has expired and that Plaintiff is now entitled to a final decree of
 21 strict foreclosure, and the Court being fully advised in the premises,

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

23 1. Defendant, Penny Lee Sampson is hereby strictly foreclosed of all interest in the following
 24 real property:

25 Lot 4 in Block 6 of Tract 1019, WINEMA PENINSULA UNIT NO. 2, according to the official
 26 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with 1979 Redman Mobile Home, Oregon Licence #X142696, Serial # 11809108 which
 is situated on the real property described herein.

CA
 140-1
 1-20-97

1 and that all interests of defendant in the real property, both at law and in equity are hereby vested
2 absolutely in plaintiff.

3 2. That all money previously paid by Defendant, Penny Lee Sampson upon the purchase price
4 of the property belong to Plaintiff free of all claims of Defendant, Penny Lee Sampson.

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

6 4. That Plaintiffs have judgment against Defendants for \$502.00 attorney fees, and Plaintiffs
7 costs of \$923.00.

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

10 SUMMARY OF MONEY JUDGMENT

11 Pursuant to ORCP 70A:

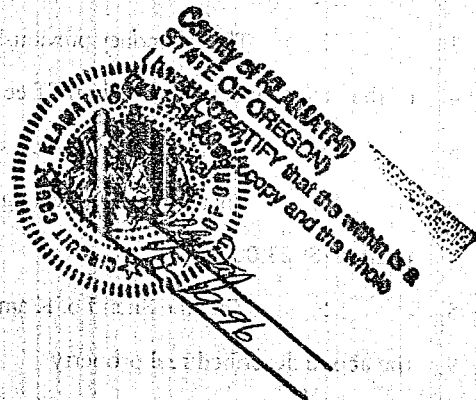
12 1. Judgment Creditor	:	Batzer and Batzer, Investments
13 2. Judgment Creditors' Attorney	:	Scott D. MacArthur, OSB 89296
14 3. Judgment Debtors	:	Penny Lee Sampson
15 4. Judgment Debtors' Attorney	:	N/A
16 5. Judgment	:	N/A
17 6. Attorney Fees	:	\$502.00
18 7. Costs and Disbursements:	:	\$923.00
19 8. Interest at the rate of 9% per annum from the date of the Judgment until paid in full.		

20 DATED this NOV 18 1996 day of 18 1996, 1996.

21 /s/ RICHARD B. RAMBO

22 Circuit Court Judge

23 Submitted by:
24 Scott D. MacArthur, OSB #89296
25 Attorney for Plaintiffs
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NOTARIAL PUBLIC

Notary Public

Notary Public

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Spencer Runnels et al the 21st day
of November A.D., 19 96 at 3:28 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 36717.

FEE \$40.00
1.50 copy

Bernetha G. Letsch, County Clerk
By Kathleen Ross