

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

SOUTH VALLEY STATE BANK, AN OREGON
BANKING CORPORATION,

Plaintiff(s),

vs.

TERRY L. HAGER, et al.,

Defendant(s).

Court No. 9600670CV
Sheriff No. 97-00014

SHERIFF'S DEED

THIS DEED made 01/12/98, between Carl R. Burkhardt, Sheriff of Klamath County, hereinafter called Grantor and SOUTH VALLEY STATE BANK

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of Execution and pursuant thereto on 07/08/97, 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 \$500,000.00, to

SOUTH VALLEY STATE BANK-MAIN
801 MAIN STREET
KLAMATH FALLS

OR 97601

882-3281

the highest bidder(S). I executed and delivered to the purchaser a Certificate 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 Certificate 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:

PARCEL 1:

Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31, Section 16, Township 36 South, Range 12 East of The Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any Portion Lying Within the Right of Way of Great Northern Railway and ALSO EXCEPTING the following tract of land:

Commencing at a point which is the Southwest corner of the SE 1/4 of Section 16; thence North 208 feet, thence West 208 feet; thence South 208 feet, thence East 208 feet to the point of beginning.

PARCEL 2:

The NE 1/4 NE 1/4 Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The SW1/4 of Section 15, and the NW1/4 of SECTION 22, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with all that portion of the NW1/4 NW1/4 SW1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County Oregon, lying Northwesterly of the Klamath Falls-Lakeview Highway.

EXCEPTING THEREFROM a triangular parcel of land situated in the SW1/4 NW1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon described as follows: Beginning at the intersection of the South line of the said SW1/4 NW1/4 with the Southeasterly right-of-way line of the Klamath Falls-Lakeview Highway; thence East along the South line of the SW1/4 NW1/4 a distance of 327 feet; thence North, at right angles to said South line 242.5 feet, more or less, to a point on the Southeasterly line of said Highway; thence Southwesterly along said South easterly line a distance of 408 feet, more or less, to a point of beginning. ALSO

EXCEPTING THEREFROM that portion of Section 22, lying within the boundaries of the Klamath Falls-Lakeview Highway.

PARCEL 4:

A parcel of land situated in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point which is the Southwest corner of the SE1/4 of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 01/12/98.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

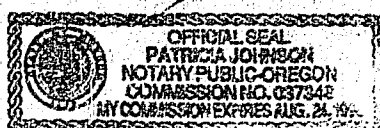
By Rebecca L Dailey
Deputy

State of Oregon
County of Klamath

Signed or attested before me on 01/12/98
by DAILEY, REBECCA

Patricia Johnson

Records Clerk/Notary



After recording return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness etal the 15th day
of January A.D., 19 98 at 11:00 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 1308

FEE \$40.00

By Bernetha G. Leisch, County Clerk
Kathleen Rosen