200 JUN 13 FN 2: 54

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

JAMES B. ZBINDEN, individually and as Personal Representative of the Estate of DORIS C. ZBINDEN,) Vol <u>MOO</u> Page Class
Plaintiff(s),) Court No. 98-0555CV) Sheriff No. 99-00027
vs.) SHERIFF'S DEED
HANK ALBERTSON, BARBARA ALBERTSON, PARK PLACE REAL ESTATE INC., and R.A. JOHNSON, BERNIE VANPELT and JOEL BELL, Trustees of the I.B.E.W. Local 769 Management Fund,))))))
Defendant(s).))

THIS DEED made 06/09/00, between Carl R. Burkhart, Sheriff of Klamath County, hereinafter called Grantor and JAMES S ZBINDEN

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of Execution and pursuant thereto on 12/09/99, 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 \$853,086.56, to

ZBINDEN, JAMES S 9233 ST. ANDREWS CIRCLE KLAMATH FALLS

OR 97603

541-882-1406

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:

OC.

All that portion of the S 1/2, SW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals.

PARCEL 2:

CONTINUED - Page 2 Sheriff's Case No. 99-00027 Court Case No. 98-0555CV

The NE 1/4 NW 1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals. And that lien is superior to any interest, lien or claim of the defendant's Hank Albertson, Barbara Albertson, Park Place Real Estate Inc., and R.A. Johnson, Bernie Vanpelt and Joel Bell, Trustees of the I.B.E.W. Local 769 Management Fund.Management Fund.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 06/09/00.

Carl R. Burkhart, Sheriff Klamath County, Oregon

Ву

on

State of Oregon County of Klamath

Signed or attested before me on 06/09/00 by DAILEY, REBECCA .

Unnette Muelly Records Clerk/Notary

OFFICIAL SEAL
ANNETTE MUELLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 330045
MY COMMISSION EXPIRES FEB. 22, 2004

State of Oregon, County of Klamath Recorded 06/13/00, at 3:54 @ m. In Vol. M00 Page 3146 2 Linda Smith, County Clerk Fee\$ 26.0 d