

09 SEP 15 09:37

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

Vol M03 Page 68273

DENNIS C.W. SMITH and GINA LEE SMITH  
Co-Conservators of the Morgan W.  
Smith Conservatorship,

Plaintiff(s),

vs.

JEFFREY D. BAXTER, aka JEFFREY DRAKE  
BAXTER, an individual,

Defendant(s).

Court No. 02-03306-CV  
Sheriff No. 03-00001

SHERIFF'S DEED

State of Oregon, County of Klamath  
Recorded 09/15/03 9:37 a.m.  
Vol M03 Pg 68273-76  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

THIS DEED made 09/04/03, between [3f Timothy M. Evinger, Sheriff of Klamath County, hereinafter called Grantor and DENNIS C.W. SMITH AND GINA LEE SMITH, CO-CONSERVATORS OF THE MORGAN W. SMITH CONSERVATORSHIP AS THE GRANTEE hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of Execution and pursuant thereto on 02/25/03, 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 \$605,475.34, to

SMITH, DENNIS CW  
C/O 705 WEST 10TH ST  
MEDFORD

OR 97501

SMITH, GINA LEE  
C/O WEST 10TH  
MEDFORD

OR 97501

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:

SEE ATTACHED DESCRIPTION:

IN WITNESS WHEREOF, the Grantor has executed this instrument on 09/04/03.

36  
Pr: William H. Fauler  
PO Box 1746  
Medford, OR 97501

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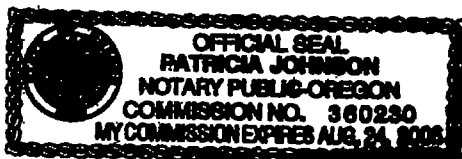
Timothy M. Evinger, Sheriff  
Klamath County, Oregon

By Rebecca Dadey  
Deputy

State of Oregon  
County of Klamath

Signed or attested before me on 09/04/03  
by DAILEY, REBECCA

Patricia Johnson Records Clerk/Notary



Until a change is requested,  
all tax statements shall be sent to:  
Dennis C.W. Smith and Gina Lee Smith,  
Co-Conservators of the Morgan W. Smith  
Conservatorship  
c/o Moss Adams LLP  
221 Stewart, Suite 301  
Medford, OR 97501

Attn: Don L. Pinkham, CPA

After Recording return to:

William H. Fowler  
Fowler & McNair, LLP  
Attorneys at Law  
PO Box 1746  
Medford, OR 97501

real property located in Klamath County, Oregon, and more particularly described as:

The E1/2 SW1/4, Government Lots 3 and 4, Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and SE1/4 of Section 25, Township 37 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon.

ALSO a parcel of land situate in the S1/2 SE1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW corner of the S1/2 SE1/4 of Section 30, thence South 00 degrees 11' 15" East along the West line of said S1/2 SE1/4, 1221.23 feet; thence leaving said West line, North 45 degrees 32' 28" East 39.08 feet to the point of curvature of a curve to the left; thence along the arc of a 170.00 foot radius curve concave to the North (delta = 44 degrees 28' 07") a distance of 131.94 feet (long chord = North 23 degrees 18' 35" East 128.65 feet), thence generally along a fence line, North 01 degrees 04' 31" East 1076.01 feet to a point on the North line of the S1/2 SE1/4 of said Section 30; thence leaving said fence line South 89 degrees 56' 16" West along said North line, 103.00 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follow:

Beginning at the South quarter corner of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said corner being the quarter corner common to Sections 30 and 31 of said Township and Range, thence North 89 degrees 59' 16" West along the South line of said Section 30, a distance of 166.00 feet; thence leaving the South line of said Section 30, and along the arc of a 170.00 foot radius curve concave to the North (delta = 44 degrees 28' 06") a distance of 131.94 feet (long chord = North 67 degrees 46' 41" East 128.65 feet); thence leaving said curve, North 45 degrees 32' 38" East a distance of 65.30 feet to a point on the East line SE1/4 SW1/4 of said Section 30; thence South 00 degrees 11' 15" East along said East line 94.45 feet to a point of beginning.

the manufactured home which is currently affixed to the real property above described, and which is more particularly described as:

1996, FTWD Manufactured Structured [sic], Style 2U, Plate No. X239457, VIN #ORFLS48AB2186OBS13, Title No. 9828980176, together with all accessories, substitutions,

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additions, replacements, parts and accessions affixed to or  
used in connection therewith, as well as the products and  
proceeds thereof

Unofficial  
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