

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

'04 FEB 10 PM 1:52

Vol M04 Page 08020

CHARLES H. WELLS, JR AND SALOME S.
WELLS, assignees of CHARLES COLOMBE,

Plaintiff(s),

vs.

ORIN GORDON KIRK,

Defendant(s).

)
)
) Court No. 9803931CVC
) Sheriff No. 03-00015
)

)
) SHERIFF'S DEED
) State of Oregon, County of Klamath
) Recorded 02/10/2004 1:52 p m
) Vol M04 Pg 8020-21
) Linda Smith, County Clerk
) Fee \$ 26⁰⁰ # of Pgs 2
)

THIS DEED made 02/05/04, between [3f Timothy M. Evinger, Sheriff of Klamath County, hereinafter called Grantor and SALOME S. WELLS

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of Execution and pursuant thereto on 07/29/03, 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 \$58,367.60 , to

WELLS, CHARLES HOWELL
3333 HWY 422 NORTH
CHILOQUIN

OR 97624 541-783-2866

WELLS, SALOME S

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:

The Northerly 40 feet of the S 1/2 S 1/2 SE 1/4 NW 1/4 lying easterly of the easterly right of way line of Highway 62, in Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

AND the S1/2 NE1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

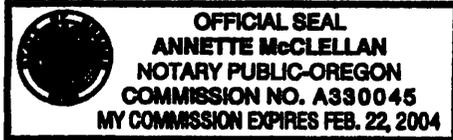
Reservations contained in Land Status Report, recorded June 7, 1985, in Volume M85 page 8452, Deed records of Klamath County, Oregon, as follows: "The above described property is subject to any existing easements for public roads and

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highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of records; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)." Affects the S1/2 NE1/4.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 02/05/04.

Timothy M. Evinger, Sheriff
Klamath County, Oregon



By Rebecca Dailey
Deputy

State of Oregon
County of Klamath

Signed or attested before me on 02/05/04
by DAILEY, REBECCA

Annette McClellan Records Clerk/Notary