

2008-014195

Klamath County, Oregon



00054819200800141950030036

10/16/2008 09:38:51 AM

Fee: \$31.00

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

KEITH CASTLE AND SONDR CASTLE
Paintiffs

Vs.

KHALIL JADA AKA KHALI JADA; EMILY JADA;
THE JERRY BROWN CO.,INC; FERRELL'S FUEL
NETWORK, INC.; STATE OF OREGON DEPARTMENT
OF REVENUE; AND KLAMATH TOBACCO AND
CANDY, INC., Defendants

COURT NO. 07-04797CV
SHERIFF'S NO. J08-0009

SHERIFF'S DEED

THIS DEED made 10/15/2008 between Timothy M. Evinger, Sheriff of Klamath County,
hereinafter called Grantor and

KEITH CASTEL
SONDRA CASTEL
hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of
Execution and pursuant thereto on 06/05/2008, all of the interest of the Defendants in the
real property was sold at public auction in the manner provided by law, for the sum of
\$423, 982.26 to

KEITH & SONDR CASTEL
KLAMATH FALLS, OREGON

the highest bidders. I executed and delivered to the purchaser a Certificate of Sale and
filed a Return of Sale wit the above court. The grantee has obtained a Conveyance and
Assignment of Redemption Rights that conveys and assigns to Keith CASTEL and
Sondra Castel, jointly and severally, any and all right, title and interest of redemption that
grantors and assignors might have and has presented the Conveyance and Assignment f
Redemption Rights, and the Grantee herein is the owner and holder of the Certificate of
Sale and has delivered to he Certificate to Grantor. NOW, THEREFORE, in
consideration of the sum paid for the real property, Grantor does hereby convey to
Grantee all of the interest of the Defendants in the real property described as follows:
SEE ATTACHED LEGAL DESCRIPTION

IN WITNESS WHEREOF, the Grantor has executed this instrument on 10/15/2008/

Timothy M. Evinger, Sheriff
Klamath County, Oregon

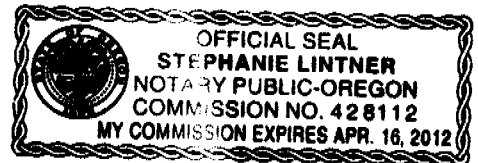
By Rebecca Darby
Deputy

State of Oregon
County of Klamath

Signed or attested before me on October 15, 2008

By

Stephanie Lintner Records Clerk/Notary



LEGAL DESCRIPTION:

A tract of land situated in Tract 45 of Altamont Small Farms in the NW 1/4 SE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin with Tru-Line Surveying plastic cap on the Easterly right of way line of Altamont Drive from which the platted Northwest corner of said Lot 45 bears North 00°11'00" East 96.34 feet and North 88°46'00" West 10.00 feet; thence South 00°11'00" West, along said right of way line, 134.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap marking the most Northerly corner of that tract of land for additional right of way as described in Deed Volume M79 page 8412; thence South 44°33'38" East 28.41 feet to the Southeast corner of said tract and being on the South line of said Tract 45 and marked by a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence along said South line South 89°18'20" East 135.00 feet to a 5/8 inch iron pin with Tru-Line surveying plastic cap; thence North 00°11'00" East 154.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence North 89°18'20" West 155.00 feet to the point of beginning, with bearings based on Altamont Drive as being North 00°11'00" East.

PHYSICAL ADDRESS: 5735 ALTAMONT DRIVE

EXHIBIT A
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