

SHERIFF'S DEED

2013-012223

Klamath County, Oregon

Grantor:

KLAMATH COUNTY SHERIFF'S OFFICE
3300 VANDENBERG ROAD
KLAMATH FALLS, OR 97603



00144428201300122230020026

10/31/2013 08:26:58 AM

Fee: \$42.00

Grantee:

THE ESTATE OF RODERICK L. SLADE
Edwin J. Clough, Personal Representative
PO Box 338
Klamath Falls, OR 97601

After recording return to:

Frohnmayr, Deatherage, Jamieson, Moore, Armosino &
McGovern, P.C.
Attn: Edward Talmadge
2592 East Barnett Road
Medford, OR 97504

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax statements to:

THE ESTATE OF RODERICK L. SLADE
Edwin J. Clough, Personal Representative
PO Box 338
Klamath Falls, OR 97601

THIS INDENTURE, Made this 10/25/2013, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and The Estate of Roderick L. Slade, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 0801251CV, in which The Estate of Roderick L. Slade was plaintiff(s) and Pelican Butte Oil, LLC, an Oregon Limited Liability Company, Robert D. George and Paula M. George, Oregon Department of Environment Quality, Equilon Enterprises, a foreign LLC and South Valley Bancorp, Inc., an Oregon Corporation was defendant(s), in which a Writ of Execution, which was issued on 07/23/2012, directing the sale of that real property, pursuant to which, on 9/24/2012 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$650,000.00, to The Estate of Roderick L. Slade, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or grantor's predecessor in office. After Grantor received funds in the amount bid at the sale, a certificate of sale, as required by law, was duly executed and delivered to the purchaser.

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.

NOW, THEREFORE, by virtue of said Writ of Execution, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Washington County, Oregon, described as follows, to-wit:

PARCEL 1

All that portion of the SW ¼ NE ¼ SE, ¼ NW ¼ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the northwesterly right of way line of the Klamath Falls Weed State highway in the SW ¼ NE ¼ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is 1320 feet North of the quarter corner common to Sections 30 and 31, Township 39 South, Range 9 East of the Willamette Meridian, and South 89 degrees 44' West 1015 feet along the South line of the NE ¼ SW ¼ of Section 30 to the northwesterly right of way line of said highway; thence along said highway right of way line as follows:

North 36°34' East 1792.17 feet; South 53 degrees 26' East 25.0 feet; thence North 36 degrees 34' East 412.3 feet to the true point of beginning of the tract herein described; thence continuing North 36 degrees 34' East 455 feet to a point, which is the most southerly corner of the tract conveyed to Robert D. McPherson by deed recorded October 8, 1956, in Volume 287 page 160; Deed Records, Klamath County, Oregon; thence North 53 degrees 26' West along the Southerly line of said McPherson Tract to the southeasterly right of way line of the Southern Pacific Railroad right of way; thence Southwesterly along said southeasterly right of way line of the Southern Pacific Railroad to a point which is North 53 degrees 26' West to the true point of beginning; thence South 53 degrees 26' East to the true point of beginning.



OFFICIAL SEAL
JULIE C. ALMAND

PARCEL 2

A parcel of land lying in the SW ¼ NE ¼ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northwestern right of way line of the Klamath Falls-Weed State Highway in the SW ¼ NE ¼ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, which point of beginning is North 1320 feet; thence South 89 degrees 44' West 1,015 feet along the South line of the NE ¼ SW ¼ of Section 30, to the Northwestern right of way line of said highway, and thence along said highway right of way, as follow: North 36 degrees 34' East 1,792.17 feet South 53 degrees 26' East 25.0 feet and North 36 degrees 34' East 867.43 feet from the one quarter corner common to Sections 30 and 31 of said township and range; thence North 53 degrees 26' West of 487.8 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad; thence North 33 degrees 38' East 276.0 feet along said railroad right of way line to the North line of said SW ¼ NE ¼ of Section 30, Thence South 89 degrees 49' East 624.1 feet along said North line of the SW ¼ NE ¼ of Section 30, to the Northwestern right of way line of said highway; thence South 36 degrees 34' West 646.6 feet along said right of way line to the point of beginning.

The physical address of the real property is: 8600 and 8610 Highway 97 S, Klamath Falls OR 97603.

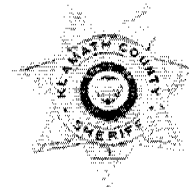
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

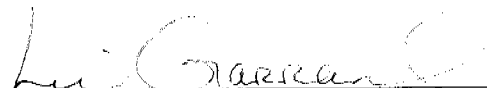
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



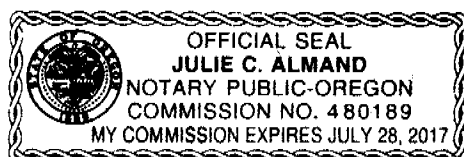
Frank Skrah, Sheriff of Klamath County, Oregon

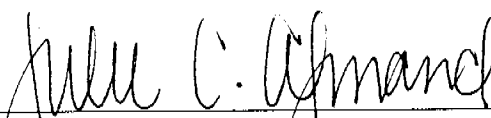

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/25/13.

by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.




Notary Public for the State of Oregon
My commission expires 07/28/2017

