

2009-011227

Klamath County, Oregon



00071397200900112270040040

08/21/2009 09:26:59 AM

Fee: \$36.00

RECORDING COVER SHEET

PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238

Joseph E. Kellerman

717 Murphy Road

Medford, OR 97504

1. NAMES OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(A) NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property".

Sheriff's Deed

2. Grantor(s) as described in ORS 205.160.

C Corp, an Oregon corporation, Charles L. Koon, individually and
Charles Lamont Koon Separate Property Trust

3. Grantee(s) as described in ORS 205.160.

PremierWest Bank

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.
good and valuable

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

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

PREMIER WEST BANK, AN OREGON BANKING INSTITUTION,

Plaintiff(s)

vs.

C. CORP, AN OREGON CORPORATION; CHARLES L. KOON,
AN INDIVIDUAL; CHARLES LAMONT KOON SEPARATE
PROPERTY TRUST,

Defendant(s)

Court No. 08-4254CV
Sheriff's No. J09-0005

SHERIFF'S DEED

THIS DEED made 8/5/2009 between Timothy M. Evinger, Sheriff of Klamath County,
hereinafter called Grantor and

PREMIER WEST BANK

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ
of Execution and pursuant thereto on 6/5/2009, 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 \$1,830,487.48, to

PREMIER WEST BANK
C/O 717 MURPHY ROAD
MEDFORD, OR 97504

(541)

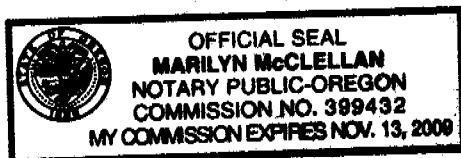
the highest bidder(s). I executed and delivered to the purchaser a Certificate of
Sale and filed a Return of Sale with the above court. The Grantee has obtained an
order allowing early issuance of a Sheriff's Deed and has presented said order, and
the Grantee herein is the owner and holder of the of 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 LIST FOR LEGAL DESCRIPTION OF THE REAL PROPERTY PARCELS.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 8/10/2009.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By Rebecca Dawley
Deputy



State of Oregon
County of Klamath

Signed or attested before me on
by

CIV-109

Marilyn McClellan

Records Clerk/Notary

Lot 701 Running Y Resort, Phase 8, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon("Lot 701") and

PARCEL 1:

Tracts 12 and 15, ENTERPRISE TRACTS situated in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portions of the above described tracts lying within Tract 1031, Shadow Hills-1 or any vacated portion thereof vacated by Ordinance No. 5852 and recorded in Deed Volume M72, at Page 5439, Microfilm Records of Klamath County Oregon.

PARCEL 2:

Tract No. 18 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

A parcel of land lying in Tracts 20 and 21 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the center of Section 34, Township 38 South, Range East of the Willamette Meridian, Klamath County , Oregon; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning.

TOGETHER WITH a right of way along existing roads on the East side of Tract 21.

EXCEPTING THEREFROM the following described parcel: Beginning at a point at the Northeast corner of Tract 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence Southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a distance of 164.2 feet more or less parallel to the Northern boundary line of said tract; thence continuing West along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Foothill Boulevard.

PARCEL 4:

All of Tract 21 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Joe Bart and Edith Bart by Deed volume 305, page 230, and those portions conveyed to the State of Oregon by and through its State Highway Commission by Deed volume 337, page 350 and by Deed Volume M67, page 7464, all Records of Klamath County, Oregon.