



08/25/2009 10:15:16 AM

Fee: \$21.00

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

SOUTHERN OREGON CREDIT SERVICE, INC., AN OREGON  
CORPORATION

Plaintiff(s)

vs.

JOSEPH E. MORENO

Defendant(s)

Court No. 98-3027-L3  
Sheriff's No. J08000024

SHERIFF'S DEED

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

SOUTHERN OREGON CREDIT SERVICE, INC., AN OREGON CORPORATION  
hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ  
of Execution and pursuant thereto on 2/3/2009, 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 \$42,977.51, to

SOUTHERN OREGON CREDIT SERVICES  
PO BOX 4070  
MEDFORD, OR 97501 (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, 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 N 1/2 SW 1/4, SW 1/4 AND THE S 1/2 NW 1/4 SW 1/4 OF SECTION 10 TOWNSHIP 35 SOUTH,  
RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (A) THE PRIORITY OF THE LIEN OR INTEREST OF THE JUDGMENT CREDITOR;
- (B) LAND USE LAWS AND REGULATIONS APPLICABLE TO THE PROPERTY;
- (C) APPROVED USES OF THE PROPERTY;
- (D) LIMITS ON FARMING OR FOREST PRACTICES ON THE PROPERTY;
- (E) RIGHTS OF NEIGHBORING PROPERTY OWNERS; AND
- (F) ENVIRONMENTAL LAWS AND REGULATIONS THAT AFFECT THE PROPERTY.

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

Marilyn McClellan Records Clerk/Notary