



07/15/2010 09:25:53 AM

Fee: \$37.00

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

PREMIER WEST BANK, AN OREGON BANKING INSTITUTION

Plaintiff(s)

Court No. 09-93081CV
Sheriff's No. J09-0021

vs.

UNITED MORTGAGE ACCEPTANCE CORPORATION, AN OREGON
CORPORATION; BRANDON BOWERS; AND SYLVIA COOK

Defendant(s)

SHERIFF'S DEED

THIS DEED made 7/6/2010 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 12/23/2009, 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 \$850,000.00, to

PREMIER WEST BANK
PO BOX 40
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:


SEE ATTACHED PG. 1 & PG. 2 FOR LEGAL DESCRIPTION

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

- (A) THE PRIORITY OF THE LIEN OR INTEREST OF THE JUDGMENT DEBTOR;
- (B) LAND USE LAWS AND REGULATIONS APPLICABLE TO THE PROPERTY;
- (C) APPROVED USES FOR 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 7/6/2010.

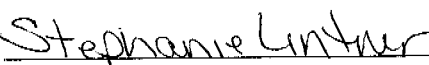
Timothy M. Evinger, Sheriff
Klamath County, Oregon

By 
Deputy



State of Oregon
County of Klamath

Signed or attested before me on 7-6-2010
by Patty Johnson

 Records Clerk/Notary