

2010-008894

Klamath County, Oregon



07/27/2010 10:16:12 AM

Fee: \$47.00

Joseph E. Kellerman
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717 Murphy Rd
Medford, OR 97504

2010-008495

Klamath County, Oregon

00087340201000084950010018

07/15/2010 09:25:53 AM

Fee: \$37.00

Re-recorded to correct missing legal
description previously recorded as instrument
number 2010-008495

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

PREMIER WEST BANK, AN OREGON BANKING INSTITUTION

Plaintiff(s)

vs.

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

Defendant(s)

Court No. 09-93081CV

Sheriff's No. J09-0021

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

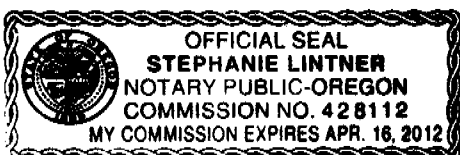
BEFORE BIDDING AT THE SALE A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (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 Ratty Johnson
Deputy



State of Oregon
County of Klamath

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

Stephanie Lintner Records Clerk/Notary

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning at a point 264 feet East of an iron pin driven into the ground near the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Dalles-California Highway from the North, and is also 30 feet North of the center of said Highway; thence North 330 feet; thence East 66 feet; thence South 330 feet; thence West 66 feet to the place of beginning.

LESS THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property described in that deed to Benjamin D. and Sylvia C. Malong, recorded in Volume 285, page 141, Deed Records of Klamath County, Oregon; thence said parcel being that portion of said property included in a strip of land 40 feet in width, lying on the Northerly side of the center line of the Klamath Falls-Lakeview Highway as said highway has been relocated which center line is described as follows:

Beginning at Engineer's center line Station 125+00, said Station being 0.69 feet North and 315.00 feet West of the West quarter corner of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°52'30" East, 676.19 feet; thence on a spiral curve right (the long chord of which bears South 87°10' East) 500 feet; thence on a 1762.95 foot radius curve right (the long chord of which bears South 67°59'30" East) 846.67 feet; thence on a spiral curve right (the long chord which bears South 48°49' East) 500 feet to Engineer's center line Station 150+22.86 back equals 150+21.50 ahead. The Northerly line of said strip of land crosses the West and East line of said property approximately opposite Engineer's center line Stations 131+10 and 131+80, respectively.

The following described real property in Klamath County, Oregon;

A portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point 330 feet East of an iron pin driven in the ground just outside the fence corner at the SW1/4 NW1/4 of Section 1, in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor being the Southwest corner of said property abutting on the Dalles-California Highway, running thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the place of beginning.

EXCEPTING that portion conveyed to the State of Oregon by instruments recorded August 13, 1964 in Deed Volumes 355, page 285 and 355, page 287, Deed Records of Klamath County, Oregon.

Parcel 2:

The following described real property situate in Klamath County, Oregon:

Beginning at a point 528 feet East of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 30 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the point of beginning.

Beginning at a point 462 feet East of an iron pin driven into the ground just inside of the fence corner at the Southwest corner of NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet to a point; thence East 66 feet to a point; thence South 330 feet to a point; thence West 66 feet to the point of beginning.

SAVING AND EXCEPTING there from any portion lying within the highway right of way as contained in Warranty Deed recorded June 23, 1964 in Volume 354, page 75, Deed records of Klamath County, Oregon.