

NJC 84954 + NJC 84955

2010-010531

Klamath County, Oregon



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09/03/2010 03:08:28 PM

Fee: \$42.00

After Recording Return to:
Brandsness, Brandsness, Rudd
411 Pine Street
Klamath Falls, OR 97601

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



ORIGINAL

SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION

Plaintiff(s)

Court No. 09-01579CV
Sheriff's No. J09-0019

vs.

LIBRADO S TRIVINO, JACQUELINE D TRIVINO AND
LIBRADO S TRIVINO AND JACQUELINE D TRIVINO,
TRUSTEES OF THE TRIVINO FAMILY TRUST DATED
DECEMBER 9, 1999.

Defendant(s)

SHERIFF'S DEED

THIS DEED made 6/7/2010 between Timothy M. Evinger, Sheriff of Klamath County, hereinafter called Grantor and

SOUTH VALLEY BANK & TRUST
hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of Execution and pursuant thereto on 12/2/2009, 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 \$273,602.00, to

SOUTH VALLEY BANK & TRUST
P.O. BOX 5210
KLAMATH FALLS, OR 97601

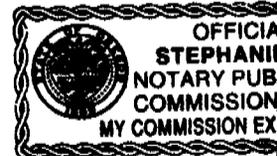
the highest bidder(s). I executed and delivered to the purchaser a Certificate of Sale and filed a Return of Sale with the above court, and the time for redeeming (if any) has expired, the real property has not been redeemed from the sale, and the Grantee herein is the owner and holder of the Certificate 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:

LOT 1047 RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

LOT 1045, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF 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 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 6/7/2010.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By Steph Johnson
Deputy

State of Oregon
County of Klamath

42 AM

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

Signed or attested before me on June 7, 2010
by Patty Johnson

CIV-108

Stephanie Lintner Records Clerk/Notary

