

2010-012776

Klamath County, Oregon



11/01/2010 03:09:23 PM

Fee: \$42.00

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

1st 1647598

STERLING SAVINGS BANK

Plaintiff(s)

vs.

J.V.MICHAEL & ASSOCIATES, J.V. MICHAEL, INC., AN  
OREGON CORPORATION, JAMES M. CAYLOR, VIRGINIA R  
DOWLING

Defendant(s)

Court No. 0903253CV  
Sheriff's No. J10-0004  
SHERIFF'S DEED

THIS DEED made 9/18/2010 between Timothy M. Evinger, Sheriff of Klamath County,  
hereinafter called Grantor and

STERLING SAVINGS 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 3/17/2010, 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 \$900,000.00, to

STERLING SAVINGS BANK  
111 NORTH WALL STREET  
SPOKANE, WA 99201

(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-

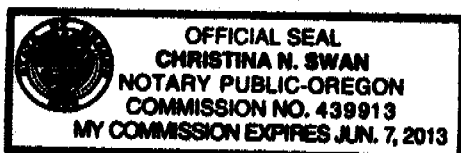
BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTALLY INVESTIGATE:

- 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 10/25/2010.

Timothy M. Evinger, Sheriff  
Klamath County, Oregon

By Lan L Garrao  
Deputy



State of Oregon  
County of Klamath

Signed or attested before me on 10/25/10  
by Lan Garrao.

Christina N. Swan

Records Clerk/Notary

## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

### **PARCEL 1:**

**THE WESTERLY 300 FEET OF THE NORTHERLY 135 FEET OF LOT 2, BLOCK 3, TRACT 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

### **PARCEL 2:**

**A PARCEL OF LAND SITUATED IN LOT 2 OF BLOCK 3, TRACT 1080-WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 2" INCH PIPE ON THE WEST LINE OF SAID LOT 2, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 2 BEARS NORTH 00° 30' 30" EAST 314.74 FEET; THENCE NORTH 00° 03' 30" EAST ALONG SAID WEST LINE 112.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 56' 30" EAST, 400.00 FEET TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 00° 03' 30" EAST ALONG THE EAST LINE OF LOT 2, 202.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89° 56' 30" WEST ALONG THE NORTH LINE OF LOT 2, 400.00 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00° 03' 30" WEST ALONG THE WEST LINE OF LOT 2, 202.24 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE WESTERLY 300 FEET OF THE NORTHERLY 135 FEET THEREOF, WITH BEARINGS BASED ON MINOR PARTITION NO. 83-82, AS FILED IN THE KLAMATH COUNTY ENGINEER'S OFFICE.**

**TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR DRAINAGE AND INSTALLATION OF UTILITIES ALONG AND UPON A 10-FOOT STRIP OF LAND MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY AND NORTHERLY LINES OF SAID LOT 2, SAID LINES BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00° 03' 30" WEST 314.74 FEET FROM THE NE CORNER OF SAID LOT 2; THENCE SOUTH 00° 03' 30" WEST 285.00 FEET, THENCE SOUTH 89° 56' 30" EAST 84.91 FEET.**