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Fee: \$42.00

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



ORIGINAL

COLUMBIA COMMUNITY BANK CORPORATION, AN OREGON
CORPORATION

Plaintiff(s)

vs.

SOUTHVIEW PROPERTIES, L.L.C., AN OREGON LIMITED
LIABILITY COMPANY, PREVIOUSLY KNOWN AS SOUTHVIEW
PROPERTIES DEVELOPMENT LLC, AN OREGON LIMITED
LIABILITY COMPANY; KCS DEVELOPMENT, LLC, AN OREGON
LIMITED LIABILITY COMPANY; SOUTHVIEW WATER
SERVICES, L.L.C., AN OREGON LIMITED LIABILITY
COMPANY; KCS HOLDINGS, LLC, A WASHINGTON LIMITED
LIABILITY COMPANY; DOUGLAS D. BESSERT, AN
INDIVIDUAL; GREGORY P BESSERT, AN INDIVIDUAL; AND
MARGARET M HENKLE-BESSERT, AN INDIVIDUAL; LTM,
INCORPORATED, AN OREGON CORPORATION; PLATT
ELECTRIC SUPPLY, INC., AN OREGON CORPORATION; DAN
MARTIN CONSTRUCTION, INC., AN OREGON CORPORATION;
SOUTHERN OREGON ELECTRICAL CONTRACTORS, L.L.C., AN
OREGON LIMITED LIABILITY COMPANY.

Defendant(s)

Court No. 0900545CV
Sheriff's No. J10-000009

SHERIFF'S DEED

THIS DEED made 1/25/2011 between Timothy M. Evinger, Sheriff of Klamath County,
hereinafter called Grantor and

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ
of Execution and pursuant thereto on 7/19/2010, 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 \$500,000.00, to

COLUMBIA COMMUNITY BANK CORPORATION
314 E MAIN STREET, SUITE A
HILLSBORO, OR 97123

(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:

Brandsnoss / Brandsnoss
Returned @ Counsel

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

KLAMATH COUNTY

TAX LOT R-3908-00100-00800

THAT PORTION OF THE SE 1/4 NE 1/4 LYING NORTHEASTERLY OF HIGHWAY 140 OF SECTION 1,
TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.
LESS AND EXCEPT THAT PORTION DEEDED TO SOUTHVIEW MASTER ASSOCIATION, BY WARRANTY DEED
RECORDED AUGUST 6, 2004 IN VOLUME M04 PAGE 51781, RECORDS OF KLAMATH COUNTY, OREGON.

KLAMATH COUNTY

TAX LOT R-3909-00600-00200:

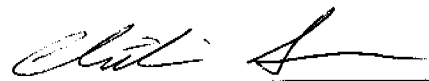
THE SW 1/4 NW 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETT
MERIDIAN, KLAMATH COUNTY OREGON.

**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 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 1/25/2011.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By 
Deputy



State of Oregon
County of Klamath

Signed or attested before me on
by

CIV-108

Marilyn McClellan Records Clerk/Notary