

2011-001015

Klamath County, Oregon



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01/27/2011 10:29:46 AM

Fee: \$47.00

After Recording Return To:

Wendy Talley

Clark County Title

1400 Washington St. #100

Vancouver, WA 98660

1396-10347
COVER SHEET FOR RECORDING

TITLE OF DOCUMENT: Sheriff's Deed

PLAINTIFF: West Coast Bank

DEFENDANTS: Highmark Investment Group, LLC; Cascade Log Builders, LLC; Mark C. Keith; and Mary D. Keith

CONSIDERATION: Not Applicable

DATE OF DOCUMENTS: January 21, 2011

CASE NO.: 0902194CV

47 ALT
COVER SHEET - SHERIFF'S DEED

H:\Docs\19500-19999\19912\Cover Page_Recording.Deed_Klamath_2.doc 01/26/11 (SRM:has)

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

WEST COAST BANK, AN OREGON STATE CHARTERED BANK

Plaintiff(s)

vs.

HIGHMARK INVESTMENT GROUP, LLC, AN OREGON LIMITED
LIABILITY COMPANY; CASCADE LOG BUILDERS, LLC; AN
OREGON LIMITED LIABILITY COMPANY; MARK C. KEITH,
AN INDIVIDUAL; MARY D. KEITH, AN INDIVIDUAL

Defendant(s)

Court No. 0902194CV
Sheriff's No. J10-000013

SHERIFF'S DEED

THIS DEED made 1/21/2011 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 7/21/2010, 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 \$172,359.00, to

WEST COAST BANK OF OREGON
PO BOX 470
SALEM, OR 97308

(070) 503-3991

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 27, DIAMOND MEADOWS, TRACT 1384, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, REAL PROPERTY COMMONLY KNOWN AS
141152 CRESCENT MOON DRIVE, CRESCENT LAKE, OR 97425, WITH REAL PROPERTY TAX
IDENTIFICATION NUMBER OF TAX LOT NO. 2407-007D0-13000-000.

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 1/21/2011.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

AMERITITLE has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

By Valerie Hedgecock
Deputy

State of Oregon
County of Klamath

Signed or attested before me on 1-22-11
by

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

CIV-108 1/22/11

Marilyn McClellan Records Clerk/Notary



pg 3 of 3 Sheriffs Dead