

2011-003196

Klamath County, Oregon



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03/04/2011 03:01:06 PM

Fee: \$37.00

MTU1396-10381

After Recording Return To:

PCFCU

2972 Washburn Way

Klamath Falls, Oregon 97603

Attn: Kyla

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

PACIFIC CREST FEDERAL CREDIT UNION

Plaintiff(s)

vs.

DWAYNE H. GREEN AND CATHRYNE A GREEN, AND PARTIES
IN POSSESSION

Defendant(s)

Court No. 0904332CV
Sheriff's No. J10-000014
SHERIFF'S DEED

THIS DEED made 2/15/2011 between Timothy M. Evinger, Sheriff of Klamath County,
hereinafter called Grantor and

Pacific Crest Federal Credit Union

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ
of Execution and pursuant thereto on 7/23/2010, 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 \$220,000, to

FEDERAL CREDIT UNION PACIFIC CREST FEDERAL CREDIT UNION
2972 WASHBURN WAY /POB 1179
KLAMATH FALLS, OR 97603

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.

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:

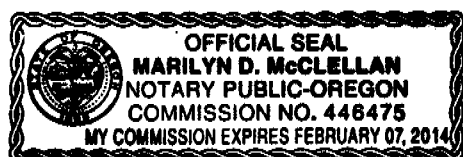
LOTS 5 AND 6, BLOCK 2, BUENA VISTA FIRST ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK, KLAMATH COUNTY, OREGON.

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

- | | |
|--|---------------------|
| A. THE PRIORITY OF THE LIEN OR INTEREST OF THE | JUDGEMENT 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 OWNRES; AND | |
| F. ENVIRONMENTAL LAWS AND REGULATIONS THAT AFFECT | THE PROPERTY. |

IN WITNESS WHEREOF, the Grantor has executed this instrument on 2/15/2011.

Timothy M. Evinger, Sheriff
Klamath County, Oregon



By Deanne Haldgecock
Deputy

State of Oregon
County of Klamath

Signed or attested before me on
by Marilyn McClellan

37111