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2011-003743

Klamath County, Oregon



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03/18/2011 11:44:16 AM

Fee: \$37.00

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

SOUTH VALLEY BANK & TRUST, AN OREGON BANKING  
CORPORATION

Plaintiff(s)

vs.

MICHELLE D. PLEVEL SHAFER AND SHANE SHAFER

Defendant(s)

Court No. 0903480CV  
Sheriff's No. J10-000015

SHERIFF'S DEED

THIS DEED made 3/15/2011 between Timothy M. Evinger, Sheriff of Klamath County,  
hereinafter called Grantor and

hereinafter called Grantee. South Valley Bank & Trust

A judgment was entered in the above court, and the court thereafter issued a Writ  
of Execution and pursuant thereto on 9/1/2010, 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 \$100,000.00, to

SOUTH VALLEY BANK & TRUST  
PO BOX 5210  
KLAMATH FALLS, OR 97601

(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:

LOT 1146, RUNNING Y RESORT, PHASE 13, TRACT 1429, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

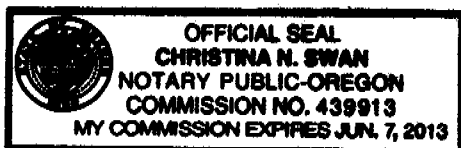
BEFORE BIDDING AT THE SALE A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (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 3/15/2011.

Timothy M. Evinger, Sheriff  
Klamath County, Oregon

By Valerie Hedgecock  
Deputy



State of Oregon  
County of Klamath

Signed or attested before me on  
by

Christina N. Swan

Records Clerk/Notary