

2011-011575

Klamath County, Oregon



10/17/2011 10:36:02 AM

Fee: \$42.00

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

COLUMBIA COMMUNITY BANK CORPORATION, AN OREGON  
CORPORATION

Plaintiff(s)

vs.

SOUTHVIEW PROPERTIES, LLC, 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, LLC, AN OREGON LIMITED LIABILITY  
COMPANY; KCS HOLDINGS, LLC, A WASHINGTON LIMITED  
LIABILITY COMPANY; DOUGLAS D. 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, LLC, AN OREGON LIMITED LIABILITY  
COMPANY

Defendant(s)

Court No. 0900545CV  
Sheriff's No. J11-0003

SHERIFF'S DEED

THIS DEED made 10/17/2011 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 3/15/2011, 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 \$200000.00, to

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

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 PROPERTY DESCRIPTION

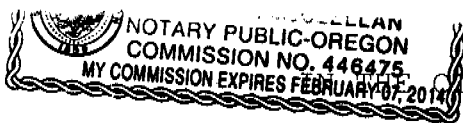
BEFORE BIDDING AT THE SALE A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (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 10/17/2011.

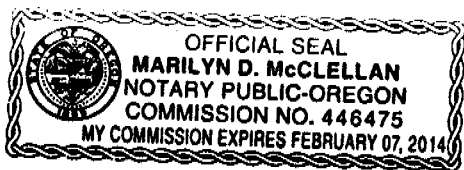
Timothy M. Evinger, Sheriff  
Klamath County, Oregon





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

Deputy



State of Oregon  
County of Klamath

Signed or attested before me on  
by

CIV-108

Marilyn McClellan

Records Clerk/Notary