

2012-000792

Klamath County, Oregon



00113017201200007920040041

01/30/2012 10:37:44 AM

Fee: \$52.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by
the County Recording Office

After recording return to:

Joseph E. Kellerman
717 Murphy Road
Medford, OR 97504

1. Title(s) of Transaction(s) ORS 205.234(a)

Amended Sheriff's Deed

2. Direct Party/Grantor(s) and address ORS 205.125(1)(a) and ORS 205.160

Timothy M. Evinger, Sheriff of Klamath County
3300 Vandenberg Road
Klamath Falls, OR 97603

3. Indirect party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160

Robert MacLellan, Trustee of the RSM Revocable Trust
3126 State Street, Suite 200
Medford, OR 97504

4. True and Actual Consideration ORS 93.030

\$550,000.00

5. Send Tax Statements to:

Robert MacLellan, Trustee of the RSM Revocable Trust
3126 State Street, Suite 200
Medford, OR 97504

6. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

**PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____"**

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

ROBERT MACLELLAN, TRUSTEE OF THE RSM
REVOCABLE TRUST
Plaintiff(s)

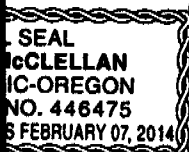
vs.

DOUGLAS K. IVEY; SIG-BRITT IVEY; DORIS RIBBLE AS
TRUSTEE OF THE DORIS RIBBLE TRUST UNDER
AGREEMENT DATED JULY 21, 2004; ROBERT F. OLSON,
AS TO AN UNDIVIDED 50% INTEREST; JAMES D.
PLUMMER, AS TO AN UNDIVIDED 38/4% INTEREST;
CORY J. PLUMMER, AS TO AN UNDIVIDED 8/3%
INTEREST; AND HEATHER L. HOXIE, AS TO AN
UNDIVIDED 3/3% INTEREST, AS TENTANTS IN
COMMON
Defendant(s)

Court No. 10-4724CV

Sheriff's No. J11-0006

AMENDED
SHERIFF'S DEED



THIS DEED made between Timothy M. Evinger, Sheriff of Klamath County, hereinafter called Grantor and Robert Maclellan, Trustee of the RSM Revocable Trust

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of Execution and pursuant thereto on 5/25/2011, 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 \$550,000.00, to

ROBERT MACLELLAN, TRUSTEE OF THE RSM REVOCABLE TRUST
3126 STATE ST Apt. SUITE 200
MEDFORD, OR 97504

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 LEGAL DESCRIPTION

47690 HWY 97 N
CHILOQUIN, OR 97624

IN WITNESS WHEREOF, the Grantor has executed this instrument on 1/27/2012.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

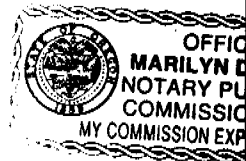
By L. Garrard
Deputy



State of Oregon County
of Klamath

Signed or attested before me on 1/27/12
by Lori Garrard

Marilyn McClellan Records Clerk/Notary



PARCEL 1:

Beginning at the Northwest corner of Section 3, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as established by the Bureau of Land Management in a Dependent Resurvey in 1959, said corner being a 2 1/2 inch iron post with a brass cap; thence South 89° 53' East, 452.10 feet to a point on the North line of Section 3; thence South 13.20 feet to an unrecorded monumentation, being an axle firmly set in a mound of stones; thence South 0° 25' 45" West, 2654.26 feet to an unrecorded monumentation; thence South 87° 09' 36" West, 145.34 feet to a record corner established in CS #2459, filed July 1977; thence North 5° 16' 36" West, 2685.80 feet to the point of beginning.

EXCEPTING that portion conveyed to the State of Oregon for Highway 97.

AND EXCEPTING any portion thereof conveyed to Pamela Hayden by deed recorded February 21, 2001 in Volume M-01 at Page 6869, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The NE 1/4 of the SW 1/4 of the NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Government Lots 1 and 2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of the thread of Spring Creek, Klamath County, Oregon.

PARCEL 4:

The SE 1/4 of the NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the thread of Spring Creek.

EXCEPTING that portion conveyed from Oliver S. Pitts to Marvin A. Albee, et al., in Deed Volume 210, Page 89, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from O.S. Pitts, et al., to the State of Oregon in Deed Volume 199, Page 355, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from Spring Creek Ranch Motel, LTD, to Pamela Hayden in Deed Volume M01 at Page 6869, Microfilm Records of Klamath County, Oregon.

CODE 118 MAP 3407-00400 TL 00200 KEY #189110
CODE 138 MAP 3407-00400 TL 00700 KEY #189192
CODE 138 MAP 3407-00400 TL 00102 KEY #764300
CODE 138 MAP 3407-00400 TL 02000 KEY #854210
CODE 138 MAP 3407-00400 TL 00101 KEY #872449