

2013-010975

Klamath County, Oregon



00142939201300109750030036

09/27/2013 10:27:09 AM

Fee: \$47.00

Grantor:

**KLAMATH COUNTY SHERIFF'S OFFICE
3300 Vandenberg Road
Klamath Falls, OREGON 97603**

Grantee:

**South Valley Bank & Trust
An Oregon Banking Corporation**

After Recording Return To:

**Joseph E. Kellerman
717 Murphy Road
Medford, OR 97504**

Until requested otherwise send all tax statements to:

**Washington Federal
ATTN: Ricka Gerstmann
425 Pike Street
Seattle, WA 98101**

SHERIFF'S DEED

THIS INDENTURE, Made this 20th day of September, 2013 by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and South Valley Bank & Trust, An Oregon Bank Corporation, hereinafter called the grantee; WITNESSETH: RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Case No. 1200553CV, in which South Valley Bank & Trust, an Oregon Banking Corporation, was plaintiff and Lane T. Robinette and Bassima F. Robinette was/were defendant(s), for the foreclosure of a mortgage or trust deed on the real property described below. A Writ of Execution, which was issued on the 27th day of April, 2012 directing the sale of that real property, pursuant to which, on the 3rd day of August 2012, the real property was sold, subject to redemption, in the matter provided by law, for the sum of \$68,850.00 to South Valley Bank & Trust, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or grantor's predecessor in office. At the sale a certificate of sale, as required by law, was duly executed and delivered to the purchaser.

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale.



NOW, THEREFORE, in view of the premises, in order to complete the sale pursuant to law, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

A parcel of land situated in the S1/2 N1/2 of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8- inch pin with plastic cap on the north line of the S1/2 N1/2 of said Section 27, from which the W1/4 corner of said Section 27 bears North 89 degrees 49'13" 2,266.50 feet and South 00 degrees 06' 04" West 1,321.35 feet; thence South 89 degrees 49' 13" East along said north line, 3,019.35 feet to the east line of said Section 27; thence South 01 degrees 18' 19" West, along said East line, 657.26 feet; thence North 89 degrees 53' 43" West 3,811.45 feet; thence North 37 degrees 19' 50" East 361.16 feet; thence North 66 degrees 58' 05" East 357.11 feet; thence North 48 degrees 06' 22" East 348.50 feet to the point of beginning, with bearing based on survey No. 3358, as recorded in the office of the Klamath County Surveyor. Also known as Parcel 2 of Major Land Partition 3-84 on file in the Office of the Klamath County Engineer

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

DATED this 20th day of September, 2013.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Lori Garrard, Deputy for

Frank Skrah
SHERIFF OF KLAMATH COUNTY

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me on 9/20/13,
by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.


Notary Public for Oregon

