

2013-012969

Klamath County, Oregon



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11/20/2013 08:41:32 AM

Fee: \$47.00

RECORDING COVER SHEET

PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON PRESENTING THE
ATTACHED INSTRUMENT FOR
RECORDING. ANY ERROS IN THIS COVER
SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE
INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

name and address of the person authorized to
receive the instrument after recording, as required
by ORS 205.180(4) and ORS 205.238

David B. Paradis
BROPHY, SCHMOR, BROPHY,
PARADIS, MADDOX & WEAVER, LLP
201 West Main, Ste. 5 / P.O. Box 128
Medford, OR 97501

1. **NAMES OF THE TRANSACTION(S)**, described in the attached instrument and required by
ORS 205.234(A) NOTE: Transaction as defined by ORS 205.010 "means any action required or
permitted by state law or rule affecting title to or an interest in real property".

SHERIFF'S DEED

2. **GRANTOR:** SHERIF OF KLAMATH COUNTY, OREGON
3. **GRANTEE:** ROGUE FEDERAL CREDIT UNION

SHERIFF'S DEED

THIS DEED is made on November 7, 2013 by and between the Sheriff of Klamath County, Oregon, hereinafter called "Grantor," and Rogue Federal Credit Union, hereinafter called "Grantee." In an action in the Circuit Court of the State of Oregon for Klamath County, Oregon, between *Rogue Federal Credit Union*, as Plaintiff, and *Summerfield Residential Community, LLC; Homedale JV LLC; Gibson Trust; John E. Batzer; Randall D. Simonson; Tonja Pugh; Victor E. Pugh; and Jo Ryder*, as Defendants, a Judgment was entered on February 21, 2013 for the foreclosure of a Deed of Trust on the real property and improvements described as follows: Lot 38, Tract 1456, Summerfield Residential Community, According to the Official Plat thereof, on file in the Office of the County Clerk of Klamath County, Oregon.

Following that Judgment, the court issued a Writ of Execution pursuant to which, on May 8, 2013, all the interests of the above-named defendants in the real property and improvements were sold at public auction subject to redemption in the manner provided by law for the sum of \$115,000.00 to Rogue Federal Credit Union, the highest bidder.

The Sheriff then filed the Return of Sale and issued a Certificate of Sale Upon Execution to Rogue Federal Credit Union.

The time for redeeming, as required by law, has expired. The real property and improvements have not been redeemed from the sale, and Grantee is the owner and holder of the Certificate of Sale and has delivered the Certificate to the Grantor.

NOW, THEREFORE, in consideration of the sum paid for the real property, Grantor conveys to Grantee all the interests that the defendants had on or after January 26, 2011, the date of the Trust Deed, and any interest that defendants had after that date in the above-described real property and improvements.

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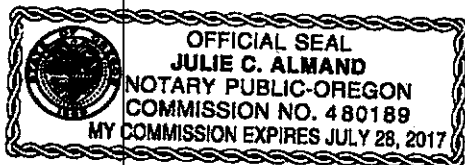
The true and actual consideration for this transfer is \$115,000.00.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of November, 2013.

Frank Skrah
Sheriff
By: Li Garrao
Deputy

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on November 7, 2013 by Li Garrao, as a duly appointed and commissioned Deputy of Frank Skrah, Sheriff of Klamath County, Oregon.



Julie C. Almand
NOTARY PUBLIC - STATE OF OREGON
My Commission Expires: 7/28/17