

# SHERIFF'S DEED

**2014-003857**

Klamath County, Oregon

04/23/2014 12:08:00 PM

Fee: \$52.00

Grantor:

**KLAMATH COUNTY SHERIFF'S  
OFFICE  
3300 VANDENBERG ROAD  
KLAMATH FALLS, OR 97603**

Grantee:

**US Bank National Association as Trustee  
RASC 2006KS3**

After recording return to:

**RCO Legal, P.C.  
Attn: Shawn Morgan  
511 SW 10<sup>th</sup> Ave, Ste. 400  
Portland, OR 97205**

**SPACE RESERVED  
FOR  
RECORDER'S USE**

Until requested otherwise send all tax  
statements to:

**Ocwen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, FL 33409**

THIS INDENTURE, Made this 3/18/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and US Bank National Association as Trustee RASC 2006KS3, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1201074CV, Klamath County Sheriff's Office Case Number J13-0062, in which US Bank National Association as Trustee RASC 2006KS3, its successors in interest and/or assigns was plaintiff(s) and Maria Guillermo; Danny Guillermo; Mortgage Electronic Registration Systems, Inc. Solely as a Nominee for Equifirst Corporation; Kristina Gomez; Tulare County in the State of California; Avista Corporation; Carter Jones Collection Services; and Occupants of the Premises was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 2/29/2013, directing the sale of that real property, pursuant to which, on 8/28/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$117,040.00, to US Bank National Association as Trustee RASC 2006KS3, 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. After Grantor received funds in the amount bid 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 and has delivered the certificate to grantor.



NOW, THEREFORE, by virtue of said Writ of Execution, 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:

Beginning at a point on the West Section line which lies North 1°12' West a distance of 150.4 feet from the iron pin axle which marks the one quarter corner common to Section 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North 88°57' East parallel to the East-West quarter line of Section 11, a distance of 342 feet to an iron pin; thence North 1°12' West parallel to the West Section line of said Section 11, a distance of 75.4 feet to an iron pin; thence South 88°57' West 342 feet to a point on the said section line; thence South 1°12' East along section line 75.4 feet, more or less, to the point of beginning; said tract being in the South half Southwest quarter of Northwest Quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof in Summers Lane.

And more commonly known as 3717 Summers Lane, Klamath Falls, Oregon 97603.

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;

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 Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

**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**



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OFFICIAL SEAL  
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ON EXPIRES JUN  
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195.300, 195.301 AND 195.305 TO 195.336 AND  
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LAWS 2007, AND SECTIONS 2 TO 9 AND 17,  
CHAPTER 855, OREGON LAWS 2009, AND  
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS  
2010.

Frank Skrah, Sheriff of Klamath County, Oregon

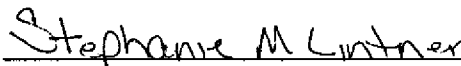
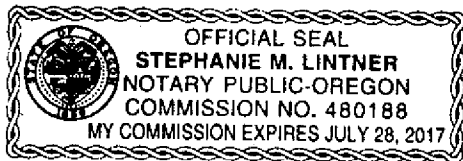


Deputy Lori Garrard

STATE OF OREGON    )  
                              ) ss  
County of Klamath    )

This instrument was acknowledged before me on 4/4/14.

by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.



Notary Public for the State of Oregon

My commission expires: 7-28-17

