

2014-004025

Klamath County, Oregon



00152002201400040250030038

04/28/2014 03:37:56 PM

Fee: \$52.00

## SHERIFF'S DEED

Grantor:

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

Grantee:

**Kathleen W. Knudtsen,  
Trustee of the Bill Knudtsen Trust**

After recording return to:

**Brandsness, Brandsness & Rudd, P.C.  
Attn: Michael Rudd  
411 Pine Street  
Klamath Falls, OR 97601**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Kathleen W. Knudtsen  
P.O.Box 207  
Austin, NV 89310**

THIS INDENTURE, Made this 4/22/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Kathleen W. Knudtsen, Individually, as Trustee of the Bill Knutsen Trust, and as Successor in Interest to William Knudtsen, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1301535CV, Klamath County Sheriff's Office Number J13-0090, in which Kathleen W. Knudtsen, Individually, as Trustee of the Bill Knudtsen Trust, and as Successor in Interest to William Knudtsen was plaintiff(s) and Brian Sherrill, Klamath Basin Improvement District, State of Oregon, Through the Oregon Health Authority Environmental Public Health Radiation Protection Services; Enterprise Irrigation District and John Does 1-10 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 7/24/2013, directing the sale of that real property, pursuant to which, on 10/2/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$250,000.00, to Kathleen W. Knudtsen, Individually, as Trustee of the Bill Knudtsen Trust, and as Successor in Interest to William Knudtsen, 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

Returned to County



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:

PARCEL 2 OF LAND PARTITION 56-05 BEING A REPLAT OF TRACT 1 OF THE PLAT JUNCTION ACRES SITUATED IN THE W1/2 NE1/4 SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

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 195.300, 195.301 AND 195.305 TO 195.336 AND**



OFFICIAL SEAL  
JULIE C. ALMAND  
ARY PUBLIC-OREGON  
MISSION NO. 48018  
MISSION EXPIRES JULY 2011

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.

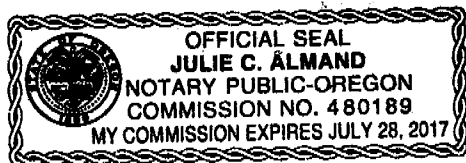
Frank Skrah, Sheriff of Klamath County, Oregon

Lori Garrard  
Deputy Lori Garrard

STATE OF OREGON   )  
                              ) ss  
County of Klamath   )

This instrument was acknowledged before me on 4/22/14

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



Julie C. Almand  
Notary Public for the State of Oregon  
My commission expires: 7/28/17