

# SHERIFF'S DEED

**2014-005343**

**Klamath County, Oregon**

**05/19/2014 10:06:54 AM**

**Fee: \$57.00**

Grantor:

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

Grantee:

**Bank of America, NA**

After recording return to:

**Miller Nash, LLP  
3400 U.S. Bancorp Tower  
111 SW Fifth Avenue  
Portland, OR 97204-3699**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Bank of America, NA  
Attn: Bob Benson  
Mail Code: CA9-193-14-39  
333 S. Hope Street, 14<sup>th</sup> Floor  
Los Angeles, CA 90071**

THIS INDENTURE, Made this 5/12/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Bank of America, NA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Washington County, Court Case Number C11-5161CV, Klamath County Sheriff's Office Number J13-0080, in which Merrill Lynch Commercial Finance Corp., a Delaware Corporation was plaintiff(s) and Mark S. Hemstreet, an individual; Shilo Management Corporation, an Oregon Corporation; JDCK, LLC, an Oregon limited liability company; Troy Lodge, LLC, an Oregon limited liability company; and LSSR, LLC, an Oregon limited liability company was defendant(s), in which a Writ of Execution of Real Property Foreclosure, which was issued on 7/2/2013, directing the sale of that real property, pursuant to which, on 10/16/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$656,000.00, to Bank of America, N.A., as Successor by Merger to Merrill Lynch Commercial Finance Corp., 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:

BLOCK 1: LOTS 1, 2, AND 3

BLOCK 2: ALL

BLOCK 3: LOTS 3, 4, 5, AND 6

BLOCK 4: ALL

BLOCK 8: LOTS 9 AND 10

BLOCK 9: ALL

BLOCK 10: LOTS 1, 2, 3, 4, AND 5

BLOCK 11: LOTS 1, 2, 3, 4, AND 5

BLOCK 12: ALL

BLOCK 18: LOTS 8, 9, AND 10

BLOCK 19: ALL

BLOCK 20: LOTS 1, 2, 3, 4, AND 5

BLOCK 21: LOTS 1, 2, 3, 4, AND 5

BLOCK 22: LOTS 9 AND 10

TOGETHER WITH THE ADJACENT VACATED PORTIONS OF ALLEYS, 1ST AVENUE, 2ND AVENUE, THIRD AVENUE, FOURTH AVENUE, A STREET, B STREET, C STREET, D STREET,

AND E STREET, AND F STREET, AND SAVING AND EXCEPTING THOSE PORTIONS LYING  
WITHIN THE RIGHT OF WAY OF US HIGHWAY 97.

ALL SITUATED IN OPPORTUNITY ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.

Tax Parcel Number: R439243 and R439252 and R439261 and R439289 and R439270 and R439314 and  
R439298 and R439305 and R439387 and R439403 and R439412 and R439421 and R439458 and R439449  
and R439430 and R439494 and R439500 and R439519 and R439528 and R439537 and R439546.

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  
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.

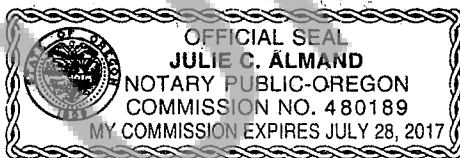
Frank Skrah, Sheriff of Klamath County, Oregon

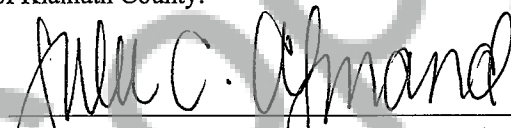
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 5/12/14.

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

DN  
89,  
8, 2017