

**2014-005349**

**Klamath County, Oregon**

**05/19/2014 12:14:23 PM**

**Fee: \$57.00**

After Recording Return to:

**Allegiant Law Group  
Smith Tower, 26<sup>th</sup> Floor  
506 2<sup>nd</sup> Ave  
Seattle, WA 98104**

Send Tax Statements to:

**U.S. Bank National Association  
4801 Frederica St  
Owensboro, KY 42301**

Title of the Instrument:

Sheriff's Deed

Reference numbers of the documents:

2008-012084

Grantor:

Frank Skrah, Sheriff of Klamath County, 3300 Vandenberg Rd, Klamath Falls, OR 97603

Grantee:

U.S. Bank National Association, 4801 Frederica St, Owensboro, KY 42301

Consideration:

\$103,200.00

Assessor's Tax Parcel Number:

R131841

Legal Description:

Lot 6 in Block 5 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

SHERIFF'S DEED

Grantor:

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

Grantee:

**U.S. Bank National Association**

After recording return to:

**Allegiant Law Group  
Smith Tower, 26<sup>th</sup> Floor  
506 2<sup>nd</sup> Avenue  
Seattle, WA 98104**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**U.S. Bank National Association  
c/o Allegiant Law Group  
Smith Tower, 26<sup>th</sup> Floor  
506 2<sup>nd</sup> Avenue  
Seattle, WA 98104**

THIS INDENTURE, Made this May 13, 2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. Bank National Association, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1301110CV, Klamath County Sheriff's Office Number J13-0136, in which U.S. Bank National Association was plaintiff(s) and Dennis J. Stoelting and Carol A. Stoelting, et al was defendant(s), in which a Writ of Execution of Real Property, which was issued on 11/20/2013, directing the sale of that real property, pursuant to which, on 2/10/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$103,200.00, to U.S. Bank National Association, 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:

LOT 6 IN BLOCK 5 OF RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, PARCEL NUMBER R131841.

AND MORE COMMONLY KNOWN AS 745 HACKETT DRIVE, LA PINE, OREGON 97739

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**

~~~~~  
OFFICIAL  
JULIE C.  
NOTARY PUBLIC  
COMMISSION EXPIRES  
~~~~~

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.



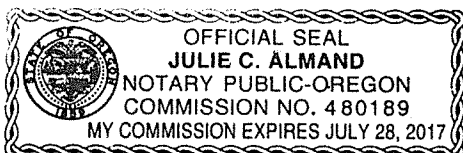
Frank Skrah, Sheriff of Klamath County, Oregon

Lori Garrard  
Deputy Lori Garrard

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 5/13/14.

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

