

SHERIFF'S DEED

2014-010258

Klamath County, Oregon

10/03/2014 10:44:13 AM

Fee: \$57.00

Grantor:

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

Grantee:

**JPMorgan Chase Bank, National
Association**

After recording return to:

**Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**JPMorgan Chase Bank, N.A.
7255 Baymeadows Way
Jacksonville, FL 32256**

THIS INDENTURE, Made this 9/17/2014, by and between Frank Skrah, Sheriff of
Klamath County, Oregon, hereinafter called the grantor, and JPMorgan Chase 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 1301220CV, Klamath County Sheriff's Office Number J13-0137, in which
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY
PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS A
RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS
WASHINGTON MUTUAL BANK, FA was plaintiff(s) and DOUGLAS K. IVEY; DEBORAH
MASTERS; ROBERT MCCLELLAN, INDIVIDUALLY AND AS TRUSTEE OF THE RSM
REVOCABLE TRUST; DORRIS RIBBLE, INDIVIDUALLY AND AS TRUSTEE OF THE
DORRIS RIBBLE TRUST; SIG-BRITT IVEY, OTHER PERSONS OR PARTIES, INCLUDING
OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ of



Execution, which was issued on 11/27/2013, directing the sale of that real property, pursuant to which, on 2/12/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$10,650.50, to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS A RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA, 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:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 7 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 285.72 FEET NORTH AND 1,300.86 FEET EAST OF THE SOUTHWEST CORNER, SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS LOCATED ON THE EAST BOUNDARY OF LOT 7, SAID SECTION 34; THENCE SOUTH 147.90 FEET TO A STAKE AT EDGE OF WILLIAMSON RIVER; THENCE SOUTH 85° WEST FOR 200 FEET; THENCE SOUTH 43° WEST 91.20 FEET; THENCE NORTH 231.80 FEET; THENCE EAST 261.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE 100 FOOT BY 50 FOOT PARCEL CONVEYED TO LLOYD LOTCHES BY LAND STATUS REPORT RECORDED IN BOOK 306 AT PAGE 467, DEED RECORDS OF KLAMATH COUNTY, OREGON.

AND A PORTION OF THE SE ¼ OF THE SW ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP



34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT 285.72 FEET NORTH AND 1,039.46 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 100 FEET; THENCE SOUTH 50 FEET; THENCE WEST 100 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, ALL LOCATED WITHIN GOVERNMENT LOT 7.

CODE 118 MAP 3407-034CC TL 01200 KEY #198217

CODE 118 MAP 3407-034CC TL 01100 KEY #198208

MORE COMMONLY KNOWN AS PTN LOT 7, SEC 34, T34S, R7E, CHILOQUIN, OR 97624.

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

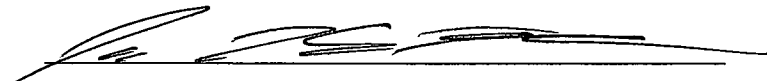

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 9/17/14,

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




Notary Public for the State of Oregon
My commission expires: July 22, 2016

