

SHERIFF'S DEED

2014-010587

Klamath County, Oregon

10/10/2014 09:15:41 AM

Fee: \$57.00

Grantor:

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

Grantee:

**JPMorgan Chase Bank, National
Association, successor in interest by
purchase from the Federal Deposit
Insurance Corporation as Receiver of
Washington Mutual Bank F/K/A
Washington Mutual Bank, FA**

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:

**PennyMac Loan Services, LLC
6101 Condor Drive
Moorpark, CA 93021**

THIS INDENTURE, Made this 3/5/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204253CV, in which JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA was plaintiff(s) and Oregon Department of State Lands, Estate Administrator for the Estate of Paul Earnest Guest, Deceased; Bellet Construction, Inc.; Unknown Heirs or devisees for the Estate of Paul Earnest Guest, Deceased, 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 5/17/2013, directing the



sale of that real property, pursuant to which, on 8/16/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$1,617,304.45, to JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A 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:

PARCEL 1

A tract of land situated in Government Lot 7 and the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-S 1/16 corner from which the South ¼ corner bears South 00°09'00" West 1319.53 feet; thence South 26°31'58" East 334.41 feet to the true point of beginning; thence South 26°31'58" East 492.00 feet to the Southeasterly corner of the above described tract; thence South 82°30'46" West 1300.84 feet to a 5/8" iron rod at the high water line of Klamath Lake; thence Northwesterly along said high water line a distance of 300.00 feet; thence Northeasterly 1340 feet, more or less to the point of beginning.

AND a parcel of land located in the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeasterly corner of Parcel B of Minor Partition 7-82; thence North 26°31'58" West 334.41 feet to the Northwest corner of the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian; thence along the North line of said SW1/4 SE1/4 North 89°49'32" East 368.00 feet; thence South 26°32'20" East 744.14 feet to a point on the Northerly line of Parcel 3 of Minor Partition 20-89; thence along said Northerly line South 60°20'27" West 263.46 feet to the Northwesterly corner of said Parcel 3; thence North 26°00'17" West 72.19 feet; thence South 82°31'55" West 71.33 feet to the Southeasterly corner of Parcel B of Minor Partition 7-82; thence North 26°31'58" West 492.00 feet to the point of beginning, with bearings based on the recorded survey number 5988.

Account No.:

Key No.:

PARCEL 2

A parcel of land situated in the S1/2 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South ¼ corner of Section 12; thence Easterly 662.82 feet along the South section line of Section 12 to a point; thence North 26°31'58" West, 649.63 feet more or less to a 5/8" iron rod; thence South 82°30'46" West, 1300.84 feet to a 5/8" iron rod on the East shore line of Upper Klamath Lake; thence Southeasterly along the East shore line of Upper Klamath Lake to the Northwest corner of SUNSET BEACH,

OFFICIAL
STEPHANIE
NOTARY PUBLIC
COMMISSION EXPIRES
12/31/2014

according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence running Northeasterly and Southeasterly along to Northerly and Easterly boundary lines of said plat of SUNSET BEACH, to a point at the intersection with the South section line of Section 12; thence Easterly along the South section line of Section 12 to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 1 of the tract of land described in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the South ¼ corner of Section 12; thence South 89°54'30" East, along the South line of said SW1/4 SE1/4, 662.82 feet to the Southeast corner of said Tract of land; thence North 26°31'58" West 649.63 feet to a 5/8" iron pin marking the Northeast corner of said tract of land; thence South 82°30'46" West, along the Northerly line of said Tract of land, 374.42 feet to a point on the West line of said SW1/4 SE1/4; thence South 00°09'00" West, 531.36 feet to the point of beginning, with bearings and distances based on record of survey no. 2894.

Tax Account No.:

Key No.:

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



CLERK'S SEAL
M. LINTNER
CLERK-OREGON
NO. 480188
ISSUED JULY 28, 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

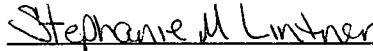

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 2-5-14,

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




Notary Public for the State of Oregon
My commission expires: July 28, 2017