

2014-011804

Klamath County, Oregon



00161385201400118040040042

11/12/2014 11:36:37 AM

Fee: \$57.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by
the County Recording Office

After recording return to:

Robinson Tait, P.S.
710 2nd Avenue, Suite 710
Seattle, WA 98104
(206) 676-9640
Case No. 60324-3002-JUD-2

1. Title(s) of Transaction(s) ORS 205.234(a) Sheriff's Deed
2. Direct Parties/Grantor(s) ORS 205.125(1)(a) and ORS 205.160

FRANK SKRAH, SHERIFF OF KLAMATH COUNTY, STATE OF OREGON

3. Indirect party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160 N/A

OWB REO, LLC

4. Trustee Address: (If required): N/A
5. True and Actual Consideration ORS 93.030 \$155,000.00
6. Send Tax Statements to: OWB REO, LLC.
C/O OneWest Bank, N.A.
2900 Esperanza Crossing
Austin, TX 78758-3658

7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:
"RERECORDED AT THE REQUEST OF _____
_____ TO CORRECT PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS
FEE NUMBER _____"

SHERIFF'S DEED

Grantor:

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

Grantee:

**OWB REO, LLC
C/O One West Bank, N.A.
2900 Esperanza Crossing
Austin, TX 78758-3658**

After recording return to:

**Robinson Tait, P.S.
Attn: Ryan K. Hagstrom
710 Second Avenue Suite 710
Seattle, WA 98104**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**OWB REO, LLC
C/O One West Bank, N.A.
2900 Esperanza Crossing
Austin, TX 78758-3658**

THIS INDENTURE, Made this 10/7/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and OWB REO, LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1301440CV, Klamath County Sheriff's Office Number J13-0121, in which One West Bank FSB was plaintiff(s) and Hallard M. Bailey, III; persons or parties 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 in Foreclosure, which was issued on 10/7/2013, directing the sale of that real property, pursuant to which, on 2/27/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$155,000.00, to One West Bank FSB, 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:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON:

A PARCEL OF LAND LOCATED IN PORTIONS OF LOTS 1 AND 2, BLOCK 47, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN BEING NORTH 05° 11' 52" EAST 55.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2; THENCE FROM THE SAID POINT OF BEGINNING SOUTH 87° 49' 05" EAST 131.08 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 17° 43' 55" EAST ALONG THE SAID EAST LINE 57.02 FEET TO A POINT; THENCE NORTH 87° 49' 06" WEST 143.47 FEET TO A POINT; THENCE SOUTH 05° 11' 52" WEST 55.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 00R184179

AND MORE COMMONLY KNOWN AS 2230 ANGLE STREET, KLAMATH FALLS, OREGON 97601

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.

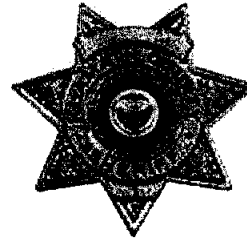
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

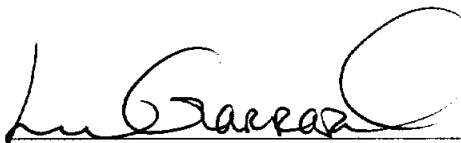
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE

~~~~~  
OFFICIAL S  
STEPHANIE M. I  
NOTARY PUBLIC  
COMMISSION NO  
COMMISSION EXPIRE  
~~~~~

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.



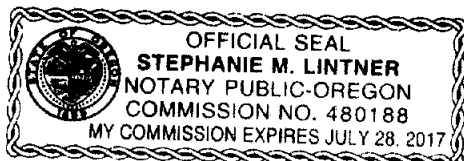
Frank Skrah, Sheriff of Klamath County, Oregon

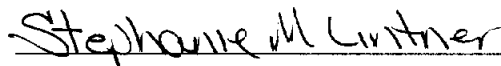

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/7/14.

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

