

SHERIFF'S DEED

Grantor:

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

**2015-001271**  
Klamath County, Oregon



00165045201500012710030031

02/12/2015 01:49:21 PM

Fee: \$52.00

Grantee:

**Scott Cuthbertson  
2294 Sage Road  
Medford, OR 97501**

After recording return to:

**Scott Cuthbertson  
2294 Sage Road  
Medford, OR 97501**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Scott Cuthbertson  
2294 Sage Road  
Medford, OR 97501**

THIS INDENTURE, Made this 2/12/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Scott Cuthbertson, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302790CV, Klamath County Sheriff's Office Number J14-0105, in which Bank of America, N.A., was plaintiff(s) and RICHARD J. ZUPAN; KIM M. ZUPAN; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND 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 3/31/2014, directing the sale of that real property, pursuant to which, on 7/30/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$51,000.00, to Scott Cuthbertson, 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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A PIECE OR PARCEL OF LAND SITUATE IN THE N1/2SE1/4NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A 60 FOOT ROADWAY FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN AND SO MARKED ON THE GROUND BY AND IRON PIN DRIVEN THEREIN, BEARS SOUTH 89°44'1/2" WEST ALONG THE SAID BOUNDARY CENTER LINE 1419.5 FEET TO A POINT IN THE WEST BOUNDARY OF THE SAID SECTION 11, AND NORTH 0°13'1/2" WEST 1662.5 FEET TO SAID SECTION CORNER, AND RUNNING THENCE SOUTH 0°01' EAST 331/45 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF THE SAID N1/2SE1/4NW1/4 OF SECTION 11; THENCE NORTH 89°42' EAST ALONG SAID BOUNDARY LINE 65.7 FEET; THENCE NORTH 0°01' WEST 331.4 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTER LINE OF THE ABOVE MENTIONED ROADWAY; THENCE SOUTH 89°44'1/2" WEST ALONG SAID ROADWAY CENTER LINE 65.7 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING.

COMMONLY KNOWN AS 4614 DENVER AVENUE, KLAMATH FALLS, OR 97603.

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.

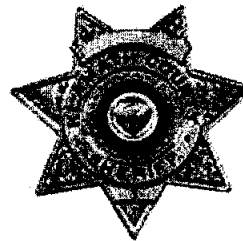
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

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**

OFFICIAL SEAL  
JULIE C. ALMAN  
NOTARY PUBLIC-OR  
COMMISSION NO. 4  
COMMISSION EXPIRES JU

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.



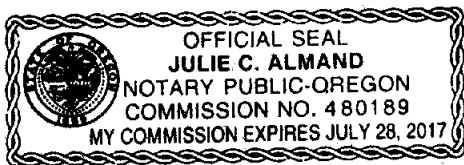
Frank Skrah, Sheriff of Klamath County, Oregon

*Lori Garrard*  
Deputy Lori Garrard

STATE OF OREGON    )  
                              ) ss  
County of Klamath    )

This instrument was acknowledged before me on 2/12/15,

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

