

SHERIFF'S DEED

2015-001430

Klamath County, Oregon

02/18/2015 11:38:58 AM

Fee: \$52.00

Grantor:

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

Grantee:

**Ronald R. Lautt
25365 SW Rainbow
Hillsboro, OR 97123**

After recording return to:

Ronald R. Lautt
9045 SW Rebecca Lane

Beaverton, OR 97008

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

same as above

THIS INDENTURE, Made this November 12, 2013, by and between Klamath County, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Ronald R. Lautt, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1103230CV, in which Ronald R. Lautt, Anna M. Lautt, and Rhonda A. Lautt Robertson were plaintiff(s) and Michael Ziegenhirt, Sr., and Lana Ziegenhirt, Husband and Wife, were defendant(s), in which a Writ of Execution of Foreclosure, which was issued on 11/7/2012, directing the sale of that real property, pursuant to which, on 4/29/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$37,000.00, to Ronald R. Lautt, 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.

52.

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 situated in Lot 4, Block 2, KENO WHISPERING PINES, in the county of Klamath, State of Oregon, and located in the NW ¼ SW ¼ of Section 6, Township 40 South, Range 8 East of the Willamette Meridian.

SAVE AND EXCEPT:

Beginning at a ½" iron rod marking the Northwest corner of said Lot 4 from which the Northwest corner of said NW ¼ SW ¼ bears North 00 degrees 03' 59" West, 300.14 feet; thence South 00 degrees 03' 59" East, 322.00 feet to a ½" iron rod marking the Southwest corner of said Lot 4; thence East on the South line of said Lot 4, 203.00 feet to a 5/8" iron rod; and the true point of beginning of the following described tract; thence continuing East along the South line of said Lot 4 a distance of 203.00 feet; thence North 00 degrees 03' 59" West 322.00 feet to a point on the North line of said Lot 4; thence West along the North line of said Lot 203.00 feet to the Northeast corner of that tract conveyed to John R. Duran by deed recorded in Book M-97 at Page 24854, Records of Klamath County, Oregon; thence South 00 degrees 03' 59" East along the East line of said Duran Tract 322.00 feet to the true point of beginning.

ALSO SAVE AND EXCEPT:

Beginning at a ½" iron rod marking the Northwest corner of said Lot 4 from which the Northwest corner of said NW ¼ SW ¼ bears North 00 degrees 03' 59" West, 300.14 feet; thence South 00 degrees 03' 59" East, 322.00 feet to a ½" iron rod marking the Southwest corner of said Lot 4; thence East on the South line of said Lot 4, 203.00 feet to a 5/8" iron rod; thence North 00 degrees 03' 59" West parallel with the West line of said Lot 4, 322.00 feet to a 5/8" iron rod on the North line of said Lot 4; thence West on said North line, 203.00 feet to the point of beginning.

CODE 105 MAP 4008-600 TL 1300 (Covers additional property)

And commonly known as 11990 Whispering Pines Drive, Keno, Oregon 97627

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 transfer, stated in terms of dollars, is \$30.00.

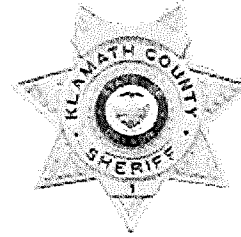
IN WITNESS WHEREOF, the grantor has executed this instrument.

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

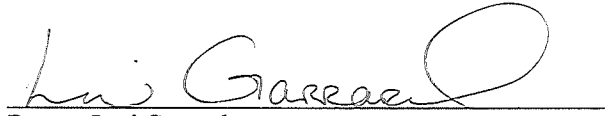


OFFICIAL SEAL
JULIE C. ALMAND
NOTARY PUBLIC-OREGON

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.



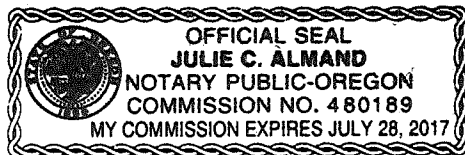
FRANK SKRAH, Sheriff of Klamath County, Oregon

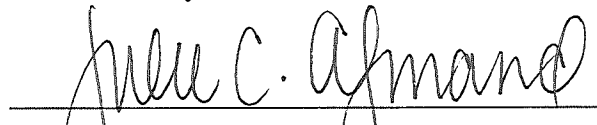

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on November 12, 2013

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