

SHERIFF'S DEED

Grantor:

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

Grantee:

**Bank of America, N.A.**

After recording return to:

**Malcolm Cisneros  
A Law Corporation  
2112 Business Center Drive  
Irvine, CA 92612**

Until requested otherwise send all tax  
statements to:

**Malcolm Cisneros  
A Law Corporation  
2112 Business Center Drive  
Irvine, CA 92612**

**2015-002247**

**Klamath County, Oregon**



00166334201500022470030038

03/13/2015 01:54:04 PM

Fee: \$52.00

SPACE RESERVED  
FOR  
RECORDER'S USE

THIS INDENTURE, Made this 2/24/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Bank of America N.A., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1301073CV, Klamath County Sheriff's Office Number J14-0080, in which BANK OF AMERICA, N.A. was plaintiff(s) and PATSY J. SIMMS, AN INDIVIDUAL; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY, COLLECTIVELY DESIGNATED AS DOES 1 THROUGH 50, INCLUSIVE was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 1/10/2014, directing the sale of that real property, pursuant to which, on 7/16/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$107,500.00, to Bank of America, N.A., 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 SITUATED IN THE SE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE SOUTH 88 DEGREES 44' WEST A DISTANCE OF 30 FEET AND NORTH 1 DEGREE 12' WEST A DISTANCE OF 5.5 FEET FROM THE IRON AXLE WHICH MARKS THE QUARTER SECTION CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 88 DEGREES 44' WEST A DISTANCE OF 367 FEET TO AN IRON PIN WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF U.S.R.S. LATERAL F-7; THENCE NORTH 1 DEGREE 26' WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF LATERAL F-7, A DISTANCE OF 75 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 44' EAST A DISTANCE OF 367.3 FEET TO AN IRON PIN WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE; THENCE SOUTH 1 DEGREE 12' EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE A DISTANCE OF 75 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND MORE COMMONLY KNOWN AS 3740 SUMMERS LANE, KLAMATH FALLS, OREGON 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 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**



~~~~~  
OFFICIAL SEAL  
JULIE C. ALMA  
TARY PUBLIC-OF  
MISSION NO. 4  
MISSION EXPIRES J  
~~~~~

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.

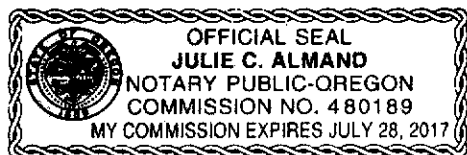
Frank Skrah, Sheriff of Klamath County, Oregon

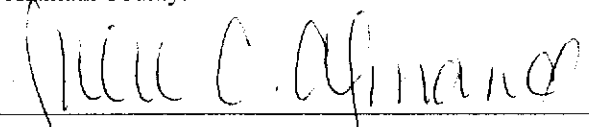
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 2/24/15

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

