

SHERIFF'S DEED

Grantor:

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

Grantee:

**State of Oregon
Department of Human Services**

After recording return to:

**State of Oregon
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096**

Until requested otherwise send all tax
statements to:

**State of Oregon
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096**

2015-004282

Klamath County, Oregon



00168816201500042820040043

05/05/2015 10:22:13 AM

Fee: \$57.00

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 4/3/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and State of Oregon, Department of Human Services, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302087CV, Klamath County Sheriff's Office Number J14-0052, in which STATE OF OREGON, ACTING BY AND THROUGH THE DEPARTMENT OF HUMAN SERVICES; AND STATE OF OREGON, ACTING BY AND THROUGH THE CIRCUIT COURT FOR THE COUNTY OF KLAMATH was plaintiff(s) and DANIEL TWOREK; MICHAEL TWOREK; AND KLAMATH IRRIGATION DISTRICT was defendant(s), in which a Writ of Execution, which was issued on 3/28/2014, directing the sale of that real property, pursuant to which, on 6/9/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$25,000.00, to STATE OF OREGON, ACTING BY AND THROUGH THE DEPARTMENT OF HUMAN SERVICES; AND STATE OF OREGON, ACTING BY AND THROUGH THE CIRCUIT COURT FOR THE COUNTY OF KLAMATH, 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 PIECE OR PARCEL OF LAND SITUATE IN THE N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 11, TP. 39 S., R. 9 E.W.M., IN KLAMATH COUNTY, OREGON, CONTAINING 0.50 ACRES, MORE OR LESS, AND MORE PARTICULARLY 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, TP. 39 S., R. 9 E.W.M., AND AS MARKED ON THE GROUND BY AN IRON PIN DRIVEN THEREIN BEARS S 89° 44 $\frac{1}{2}$ ' W. ALONG THE SAID ROADWAY CENTER LINE 1682.3 FEET TO A POINT IN THE WEST BOUNDARY OF THE SAID SECTION 11; AND N 0° 13 $\frac{1}{2}$ ' W. 1662.5 FEET TO SAID SECTION CORNER, AND RUNNING THENCE S. 0° 01' E. 331.25 FEET; TO A POINT IN THE SOUTHERLY BOUNDARY OF THE SAID N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 11; THENCE N. 89° 42' E. ALONG SAID BOUNDARY LINE 65.7 FEET; THENCE

N. 0° 01' W. 331.2 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTER LINE OF THE ABOVE MENTIONED ROADWAY; THENCE S 89° 44 $\frac{1}{2}$ ' W. ALONG SAID ROADWAY CENTER LINE 65.7 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING.
SUBJECT TO: ALL CONTRACTS AND AGREEMENTS WITH THE UNITED STATES OF AMERICA AND THE KLAMATH IRRIGATION DISTRICT RELATIVE TO IRRIGATION AND/OR

OFFICIAL
JULIE C.
NOTARY PUBLIC
COMMISSION
EXPIRATION

DRAINAGE AND ANY EXISTING RIGHTS OF WAY FOR DITCHES OR CANALS HERETOFORE CONVEYED OR USED IN CONNECTION THEREWITH. RESERVATIONS IN DEED FROM GEORGE H. BURTON AND SARAH BURTON, HUSBAND AND WIFE, TO IDA DUKE, A WIDOW, DATED FEBRUARY 2, 1948, RECORDED FEBRUARY 6, 1948, ON PAGE 457 OF VOL. 216 OF DEEDS, RECORDS OF KLAMATH COUNTY, OREGON, AS FOLLOWS: "SUBJECT, HOWEVER, TO THE FOLLOWING EASEMENTS AND RESERVATIONS: 1. EASEMENT OF ½ OF THE RIGHT OF WAY OF THE ABOVE MENTIONED 60 FOOT ROADWAY. 2. EASEMENT FOR DITCHES AND/OR DRAINAGE PURPOSES FOR THE BENEFIT OF ADJOINING PROPERTY OWNERS. 3. THAT NO DWELLING HOUSE SHALL BE PLACED UPON SAID LAND TO COST LESS THAN \$1000.00; THAT SUCH DWELLING SHALL BE FINISHED IN A WORKMANLIKE MANNER, AND SHALL BE PAINTED OUTSIDE; THAT ALL BUILDINGS SHALL BE SET BACK AT LEAST 60 FEET FROM THE CENTER OF BURTON LAND."

MORE COMMONLY KNOWN AS 4646 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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE

L. SEAL
ALMAND
LIC-OREGON
NO. 480189
EXPIRES JULY 28, 2011

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

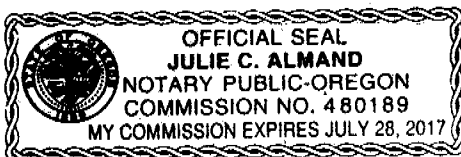
A handwritten signature in dark ink, appearing to read "Lori Garrard".

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 4/7/15.

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



A handwritten signature in dark ink, appearing to read "Julie C. Almand".

Notary Public for the State of Oregon

My commission expires:

7/28/17