

Grantor:

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

Grantee:

**Max Profits Inc., Trustee
Ranger Court Trust
PO Box 10767
Reno, NV 89510**

After recording return to:

**Max Profits Inc., Trustee
Ranger Court Trust
PO Box 10767
Reno, NV 89510**

Until requested otherwise send all tax
statements to:

**Max Profits Inc., Trustee
Ranger Court Trust
PO Box 10767
Reno, NV 89510**

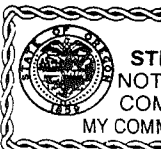
AMERITITLE, has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

2015-005577
Klamath County, Oregon
06/01/2015 09:21:47 AM
Fee: \$52.00

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 5/14/2015, by and between Frank Skrah, Sheriff of Klamath
County, Oregon, hereinafter called the grantor, and Max Profits Inc., Trustee, Ranger Court Trust,
hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case
Number 1301439CV, Klamath County Sheriff's Office Number J14-0162, in which BAYVIEW LOAN
SERVICING, LLC, was plaintiff(s) and ROBYN CHRISTINE DUNN, INDIVIDUALLY AND AS
SUCCESSOR IN INTEREST TO ROBYN ELIZABETH DUNN, DECEASED; CARSON BRANDT
CULP; OCCUPANTS OF THE PROPERTY, was defendant(s), in which a Writ of Execution in
Foreclosure, which was issued on 7/24/2014, directing the sale of that real property, pursuant to which, on
10/22/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of
\$39,332.00, to Max Profits Inc., 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:

LOT 62 IN BLOCK 1 OF TRACT 1098-SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN/PARCELS #: R138023

COMMONLY KNOWN AS 145512 RANGER COURT, LA PINE, OR 97739.

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

OFFICIAL SEAL
PHANIE M. LINTN
ARY PUBLIC-OREG
MISSION NO. 480
SSION EXPIRES JULY

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 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.



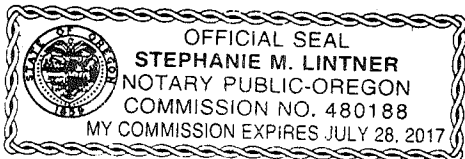
Frank Skrah, Sheriff of Klamath County, Oregon

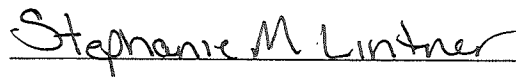

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 5/20/15.

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

