

**RECORDING COVER SHEET** PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2015-006172**

**Klamath County, Oregon**

**06/12/2015 02:16:42 PM**

**Fee: \$57.00**

**AFTER RECORDING RETURN TO:**

BANK OF AMERICA, NATIONAL ASSOCIATION  
3415 Vision Dr  
Columbus, OH 43219

**M&H File #: OR-13-542446-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**

SHERIFF'S DEED

**2. Direct Party/Grantor(s) and Address: (ORS 205.160)**

Klamath County Sheriff's Office  
3300 Vandenberg Rd  
Klamath Falls, OR 97603

**3. Indirect Party/Grantee(s)/Plaintiff and Address: (ORS 205.1251a and 205.160)**

BANK OF AMERICA, NATIONAL ASSOCIATION

3415 Vision Dr

Columbus, OH 43219

**4. Trustor(s)/Defendant(s) and Address:**

Robert A. Watson  
9950 Sprague River Road  
Chiloquin, OR 97624

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ \$674,186.08

**6. SEND TAX STATEMENTS TO:**

BANK OF AMERICA, NATIONAL ASSOCIATION

3415 Vision Dr

Columbus, OH 43219

**7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

Being Re-Recorded to correct \_\_\_\_\_

Previously recorded as Document No. \_\_\_\_\_

## SHERIFF'S DEED

Grantor:

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

**Grantee:**

**Bank of America, National Association**  
**3415 Vision Drive**  
**Columbus, OH 43219**

After recording return to:

**JP Morgan Chase Bank, NA**  
**3415 Vision Dr**  
**Columbus, OH 43219**

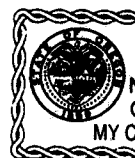
SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax statements to:

**Bank of America, National Association**  
**3415 Vision Drive**  
**Columbus, OH 43219**

THIS INDENTURE, Made this 5/19/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Bank of America, National Association, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1301386CV, Klamath County Sheriff's Office Number J14-0140, in which BANK OF AMERICA, NATIONAL ASSOCIATION was plaintiff(s) and CHERYLIN HEIMANS, AS SUCCESSOR IN INTEREST TO ROBERT A. WATSON, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF ROBERT A. WATSON; THE UNKNOWN TRUSTEE OF THE ROBERT A. WATSON REVOCABLE LIVING TRUST, DATED JANUARY 2, 2010; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 7/22/2014, directing the sale of that real property, pursuant to which, on 10/3/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$674,186.08, to Bank of America, National Association, 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 N 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

APN: R251658, R883475

COMMONLY KNOWN AS 9950 SPRAGUE RIVER ROAD, CHILOQUIN, OR 97624

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.

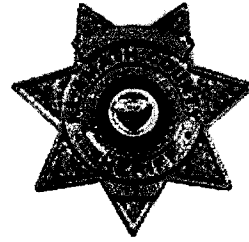
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

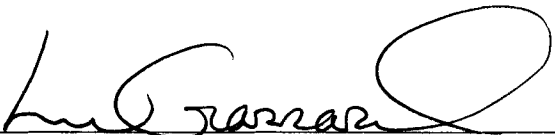
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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**

OFFICIAL S  
JULIE C. ALM  
OTARY PUBLIC  
OMMISSION NO  
MISSION EXPIRES

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.



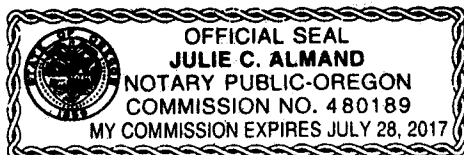
Frank Skrah, Sheriff of Klamath County, Oregon

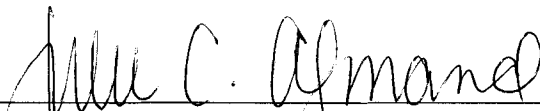
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 5/19/15.

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

