

1396-11564

SHERIFF'S DEED

Grantor:

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

2015-006323

Klamath County, Oregon

06/16/2015 03:52:40 PM

Fee: \$52.00

Grantee:

Capitol Industries Inc.
PO Box 10767
Reno, NV 89510

After recording return to:

Capitol Industries Inc.
PO Box 10767
Reno, NV 89510

Until requested otherwise send all tax
statements to:

Capitol Industries Inc.
PO Box 10767
Reno, NV 89510

SPACE RESERVED
FOR
RECORDER'S USE

AMERITITLE, has recorded this
Instrument by request as an accommodation 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.

THIS INDENTURE, Made this 4/13/2015, by and between Frank Skrah, Sheriff of Klamath
County, Oregon, hereinafter called the grantor, and Capitol Industries Inc., hereinafter called the grantee;
WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case
Number 1302939, Klamath County Sheriff's Office Number J14-0092, in which CITIMORTGAGE, INC.,
ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and KEITH M. THOMPSON;
NESHA K. THOMPSON; FLAGSTAR BANK, FSB; JPMORGAN CHASE BANK, N.A.; OCCUPANTS
OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 4636 LARRY PLACE, KLAMATH
FALLS, OREGON 97603 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued
on 5/13/14, directing the sale of that real property, pursuant to which, on 8/27/2014 the real property was
sold, subject to redemption, in the manner provided by law, for the sum of \$31,641.00, to Max Properties
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 19, BLOCK 1, KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 4636 LARRY PLACE, 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.

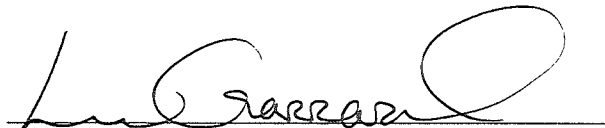
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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
PHANIE M. LIN
ARY PUBLIC-OR
MISSION NO. 4
MISSION EXPIRES JU

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.

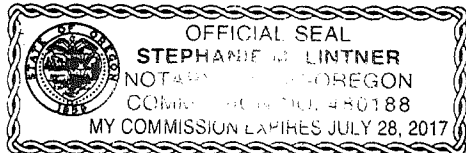
Frank Skrah, Sheriff of Klamath County, Oregon

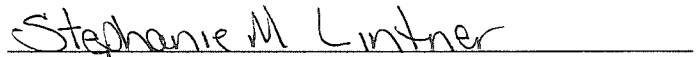

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 4/13/15,

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




Notary Public for the State of Oregon
My commission expires: 7/28/2017

