

# SHERIFF'S DEED

Grantor:

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

**2015-008788**

**Klamath County, Oregon**

**08/06/2015 03:34:29 PM**

**Fee: \$52.00**

Grantee:

**U.S. Bank National Association**

After recording return to:

**Allegiant Law Group  
506 2<sup>nd</sup> Ave., Ste 2600  
Seattle, WA 98104**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**U.S. Bank National Association  
4801 Frederica St.  
Owensboro, KY 42301**

THIS INDENTURE, Made this 5/11/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. Bank 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 1400738CV, Klamath County Sheriff's Office Number J14-0120, in which U.S. BANK NATIONAL ASSOCIATION, was plaintiff(s) and MELVIN DENNIS MORGAN AND DORIS BARNHURST MORGAN; ET AL, was defendant(s), in which a Writ of Execution of Real Property, which was issued on 6/18/2014, directing the sale of that real property, pursuant to which, on 9/7/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$43,000.00, to U.S. Bank 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:

A TRACT OF LAND SITUATED IN THE NE 1/4 SW 1/4 (LOT 6) OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF LALAKES AVENUE WITH NORTHEASTERLY LINE OF SCHONCHIN STREET IN WEST CHILOQUIN; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LALAKES AVENUE A DISTANCE OF 50 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGLE ANGELS TO LALAKES AVENUE A DISTANCE OF 116.3 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL WITH LALAKES AVENUE A DISTANCE OF 50 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO LALAKES AVENUE A DISTANCE OF 116.3 FEET TO THE POINT OF BEGINNING, SAID PARCEL ALSO DESCRIBED AS LOT 55 OF R.C. SPINKS ADDITION TO CHILOQUIN, AN UNPLATTED SUBDIVISION.

COMMONLY KNOWN AS 105 S. CHARLEY AVE., 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.

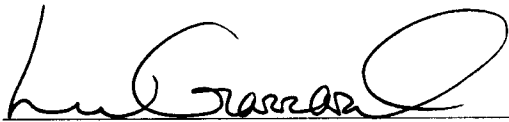
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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



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

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



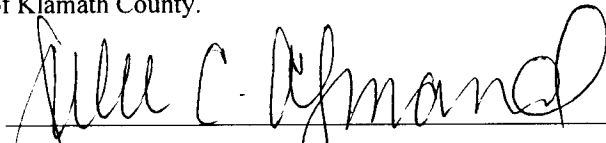
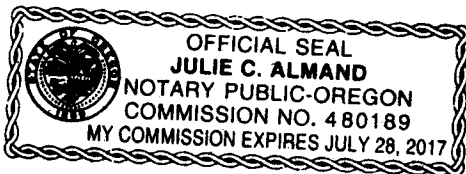
Deputy Lori Garrard

"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 5/11/15.

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