

SHERIFF'S DEED

**2015-013779**

Klamath County, Oregon

12/24/2015 11:41:13 AM

Fee: \$62.00

Grantor:

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

Grantee:

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, IN TRUST  
FOR REGISTERED HOLDERS OF  
LONG BEACH MORTGAGE LOAN  
TRUST 2006-5, ASSET-BACKED  
CERTIFICATES, SERIES 2006-5**

After recording return to:

**RCO Legal, P.C.  
Attn: Shawn Morgan  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Select Portfolio Servicing, Inc.  
3815 South West Temple  
Salt Lake City, UT 84115**

THIS INDENTURE, Made this 9/18/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302477CV, Klamath County Sheriff's Office Number J14-0175, in which DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5 was plaintiff(s) and FLOYD L. PERCY; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 8/18/2014, directing the sale of that real property, pursuant to which, on 11/7/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$45,107.00, to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS



TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5, 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:

PARCEL 1:

A PARCEL OF LAND IN THE NW 1/4 NW 1/4 OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE WEST LINE OF SECTION 31 FROM WHICH THE NORTH ONE-SIXTEENTH CORNER COMMON TO SECTIONS 31 AND 38 BEARS SOUTH 00° 05' 43" WEST 418.67 FEET; THENCE ALONG THE WEST LINE OF SECTION 31, NORTH 00° 05' 43" EAST 331.51 FEET TO A POINT;

THENCE ALONG A LINE AT RIGHT ANGLE TO U.S. HIGHWAY 97, SOUTH 64° 43' 17" EAST 327.45 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH U.S. HIGHWAY 97 AND 250 FEET FROM THE CENTERLINE THEREOF, SOUTH 25° 16' 43" WEST 120.00 FEET TO A #5 STEEL ROD; THENCE ALONG

A LINE AT RIGHT ANGLE TO U.S. HIGHWAY 97, SOUTH 64° 43' 17" EAST 200.00 FEET TO A #5 STEEL ROD ALONG THE NORTHWEST LINE OF U.S. HIGHWAY 97 AND 50 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG THE NORTHWEST LINE OF U.S.



HIGHWAY 97, SOUTH 25° 16' 42" WEST, 60.00 FEET TO A #5 STEEL ROD; THENCE ALONG A LINE AT RIGHT ANGLE TO U.S. HIGHWAY 97, NORTH 64° 43' 17" WEST 200.00 FEET TO A #5 STEEL ROD; THENCE ALONG A LINE PARALLEL WITH U.S. HIGHWAY 97, SOUTH 25° 16' 43" WEST 120.00 FEET TO A #5 STEEL ROD; THENCE ALONG A LINE AT RIGHT ANGLE TO U.S. HIGHWAY 97, NORTH 64° 43' 17" WEST 166.39 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SURVEY NO. 3512 AS FILED WITH THE KLAMATH COUNTY ENGINEERS OFFICE.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT, A #5 STEEL ROD SET ALONG THE WEST LINE OF SECTION 31, FROM WHICH THE NORTHWEST CORNER OF SECTION 31 BEARS NORTH 00° 05' 43" EAST 579.36 FEET; THENCE ALONG A LINE AT A RIGHT ANGLE TO U.S. HIGHWAY 97, SOUTH 64° 43' 17" EAST 239.81 FEET TO A #5 X 30" ROD; THENCE ALONG A LINE PARALLEL WITH SAID HIGHWAY AND 337.64 FEET FROM THE CENTERLINE THEREOF SOUTH 25° 16' 43" WEST 300.00 FEET TO A #5 X 30" STEEL ROD; THENCE ALONG A LINE AT A RIGHT ANGLE TO SAID HIGHWAY NORTH 64° 43' 17" WEST 98.75 FEET

TO A #5 STEEL ROD SET ALONG THE WEST LINE OF SECTION 31; THENCE ALONG THE WEST LINE OF SECTION 31, NORTH 00° 05' 43" EAST 331.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 120 FEET OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

RUNNING EAST FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, 857.8 FEET; THENCE RUNNING SOUTHERLY ALONG THE WEST LINE OF THE NEW SURVEY OF U.S. HIGHWAY 97, 1085 FEET TO A POINT OF DESCRIPTION OF TRACT HEREIN CONVEYED; THENCE RUNNING WESTERLY AT RIGHT ANGLES TO SAID U.S. HIGHWAY 97, 100 FEET; THENCE SOUTHERLY PARALLEL TO U.S. HIGHWAY 97, 300 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID U.S. HIGHWAY 97, 100 FEET; THENCE

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NORTHERLY ALONG WEST LINE OF SAID U.S HIGHWAY 97, 300 FEET TO A POINT OF BEGINNING.

THE NORTH 120 FEET OF A PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 857.6 FEET EAST OF THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, THENCE RUNNING SOUTHERLY ALONG THE WEST LINE OF U.S. HIGHWAY 97, 1085 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID U.S. HIGHWAY 97, 100 FEET TO THE POINT OF DESCRIPTION FOR THIS CONVEYANCE; THENCE RUNNING SOUTHERLY PARALLEL TO SAID U.S. HIGHWAY 97, 300 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID U.S. HIGHWAY 97, 100 FEET; THENCE NORTHERLY PARALLEL TO SAID U.S. HIGHWAY 97, 300 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID U.S. HIGHWAY 97, 100 FEET TO THE PLACE OF BEGINNING.

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**

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160189  
JULY 28, 2010

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.

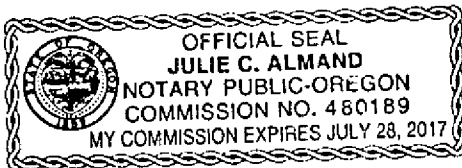


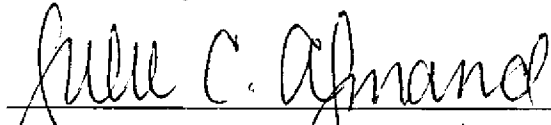
Frank Skrah, Sheriff of Klamath County, Oregon

  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 11/14/15  
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

