

## SHERIFF'S DEED

2016-000297

Klamath County, Oregon

Grantor:

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



00180820201600002970030036

01/12/2016 11:22:42 AM

Fee: \$52.00

Grantee:

**James M. Severin  
36358 Modoc Point Road  
Chiloquin, OR 97624**

After recording return to:

**James M. Severin  
36358 Modoc Point Road  
Chiloquin, OR 97624**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**James M. Severin  
36358 Modoc Point Road  
Chiloquin, OR 97624**

THIS INDENTURE, Made this 1/12/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and James M. Severin, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1402534CV, Klamath County Sheriff's Office Number J15-0047, in which JAMES M. SEVERIN was plaintiff(s) and MARIO SAMPSON AND STEPHANIE ARMSTRONG, INDIVIDUALLY AND AS TENANTS BY ENTIRETY; OCCUPANTS OF 406 QUAKING ASPEN ST., CHILOQUIN, OREGON, 97624 was defendant(s), in which a Writ of Execution of Real Property in Foreclosure, which was issued on 02/23/2015, directing the sale of that real property, pursuant to which, on 7/15/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$15,000.00, to James M. Severin, 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:

LOTS 1 THROUGH 3 IN BLOCK 11 OF CHILOQUIN DRIVE ADDITION TO THE CITY OF CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

THE PROPERTY IS IDENTIFIED AS MAP TAX LOT NUMBERS 3507-003AA-06300-000. PROPERTY ID NUMBER 222734. CODE 012.

PROPERTY IS IDENTIFIED AS 406 QUAKING ASPEN ST., CHILOQUIN, OREGON, 97624 (THE "PROPERTY").

COMMONLY KNOWN AS 406 QUAKING ASPEN STREET, CHILOQUIN, OREGON 97624.

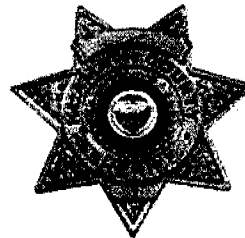
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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.

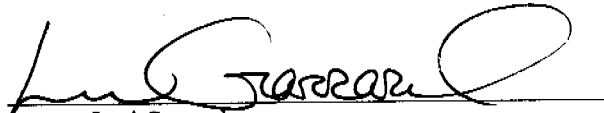
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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



OFFICIAL SEAL  
EPHANIE M. LINT  
ARY PUBLIC-OR  
MISSION NO. 48  
MISSION EXPIRES JU

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.

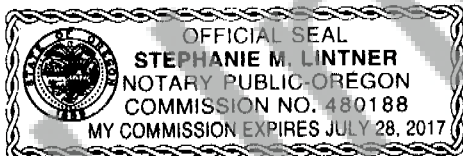
Frank Skrah, Sheriff of Klamath County, Oregon


  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 1/12/2016.

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

