

2016-001481

Klamath County, Oregon

SHERIFF'S DEED



00182285201600014810030039

02/16/2016 01:49:27 PM

Fee: \$52.00

Grantor:

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

Grantee:

**Michael Allen Koska II  
PO Box 435  
Bonanza, OR 97623**

After recording return to:

**Michael Allen Koska II  
PO Box 435  
Bonanza, OR 97623**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Michael Allen Koska II  
PO Box 435  
Bonanza, OR 97623**

Returned at Counter

THIS INDENTURE, Made this 2/16/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Michael Allen Koska II, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1500416CV, Klamath County Sheriff's Office Number J15-0075, in which BRANDSNESS, BRANDSNESS & RUDD, P.C., AN OREGON PROFESSIONAL CORPORATION was plaintiff(s) and SHANNON NICHOLS AND MICHAEL NICHOLS was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 05/19/2015, directing the sale of that real property, pursuant to which, on 8/19/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$8,185.49, to BRANDSNESS, BRANDSNESS & RUDD, P.C., AN OREGON PROFESSIONAL CORPORATION, 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.



57

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 2, BLOCK 20 KLAMATH FOREST ESTATES, HIGHWAY 66, PLAT NO. 1,  
ACCORDING TO THE OFFICIAL PLAT THEREON ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.

MORE COMMONLY KNOWN AS 122762 GOLDEN EAGLE DRIVE, BONANZA, OREGON  
97623.

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**

OFFICIAL SEAL  
JULIE C. ALMAN  
NOTARY PUBLIC-OR  
COMMISSION NO. 4  
COMMISSION EXPIRES J

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.



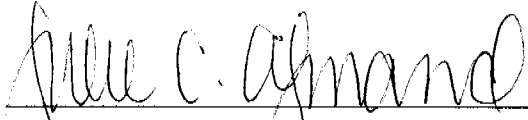
Frank Skrah, Sheriff of Klamath County, Oregon

  
Deputy Lori Garrard

STATE OF OREGON    )  
                                  ) ss  
County of Klamath    )

This instrument was acknowledged before me on 2/14/14.

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

