

SHERIFF'S DEED

Grantor:

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

2016-002531

Klamath County, Oregon



00183510201600025310030035

Grantee:

**Charles Franklin Ross
2083 Portland Street
Klamath Falls, OR 97601**

03/08/2016 09:29:10 AM

Fee: \$52.00

After recording return to:

**Charles Franklin Ross
2083 Portland Street
Klamath Falls, OR 97601**

SPACE RESERVED
FOR
RECORDER'S USE

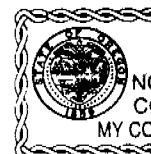
Until requested otherwise send all tax
statements to:

**Charles Franklin Ross
2083 Portland Street
Klamath Falls, OR 97601**

Returned at Counter

THIS INDENTURE, Made this 3/8/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Charles Franklin Ross, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1401535CV, Klamath County Sheriff's Office Number J15-0039, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and GEORGEANN KING, INDIVIDUALLY; GEORGEANN KING AS AFFIANT OF THE SMALL TESTATE ESTATE OF JULIE ANN MANESS; JOHN RAYNOR; ANDREW MANESS; RACHEL MANESS; UNKNOWN HEIRS OF JULIE ANN MANESS; CITIMORTGAGE, INC.; GENERAL CREDIT SERVICE, INC; MIDLAND FUNDING, LLC; ADVANTAGE ASSETS II, INC., C/O JOHNSON MARK LLC; HARVEST CREDIT MANAGEMENT VII, LLC; STATE OF OREGON; OCCUPANTS OF PREMISES; AND THE REAL PROPERTY LOCATED AT 2083 PORTLAND STREET, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 3/9/2015, directing the sale of that real property, pursuant to which, on 9/9/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$80,458.10, to Charles Franklin Ross, 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 5 AND 6, BLOCK 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALL,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH
COUNTY, OREGON

LESS A PARCEL OF LAND 20 FEET BY 100 FEET ADJACENT TO NEWCASTLE STREET, BEING
MORE PARTICULARLY DESCRIBED AS THE SOUTHWESTERLY 20 FEET OF LOTS 5 AND 6 BLOCK 41
OF SAID ADDITION.

COMMONLY KNOWN AS 2083 PORTLAND STREET, KLAMATH FALLS, OREGON 97601.

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**



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

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.

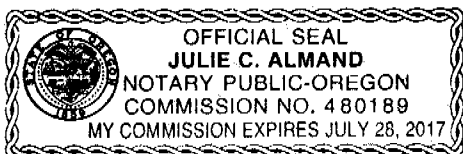
Frank Skrah, Sheriff of Klamath County, Oregon

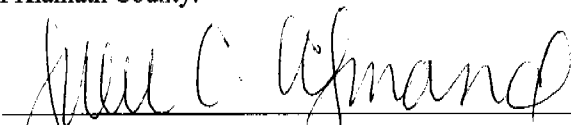

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 3/8/16.

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

