

**SHERIFF'S DEED****2017-012363****Klamath County, Oregon**

10/27/2017 08:47:33 AM

Fee: \$52.00

Grantor:

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

Grantee:

**BENEFICIAL OREGON, INC.**

After recording return to:

Shapiro & Sutherland  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

HSBC Mortgage Services, Inc.  
636 Grand Regency Blvd  
Brandon, Florida 33510



THIS INDENTURE, Made this 10/23/2017, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and BENEFICIAL OREGON, INC., hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV19734, Klamath County Sheriff's Office Number J16-0110, in which BENEFICIAL OREGON, INC. was plaintiff(s) and SHARON B. TIMMONS; DAVID N. TIMMONS; PARTIES IN POSSESSION was defendant(s), in which a Writ of Execution, which was issued on 10/31/2016, directing the sale of that real property, pursuant to which, on 04/12/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$102,631.32, to BENEFICIAL OREGON, INC., 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 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT WHICH LIES SOUTH 1 DEGREE 21' WEST ALONG THE QUARTER LINE A DISTANCE OF 605.5 FEET AND NORTH 89 ° 09' WEST A DISTANCE OF 50 FEET FROM THE IRON AXLE WHICH MARKS THE QUARTER CORNER COMMON TO SECTIONS 7 AND 18, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE: CONTINUING NORTH 89 ° 09' WEST A DISTANCE OF 738.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY; THENCE FOLLOWING THE EASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY SOUTH 6 ° 02' WEST A DISTANCE OF 110 FEET TO A POINT; THENCE SOUTH 88 ° 25' EAST A DISTANCE OF 327.7 FEET TO A POINT; THENCE SOUTH 6 ° 02' WEST PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY A DISTANCE OF 585.55 FEET TO A POINT ON THE FORTY LINE; THENCE NORTH 89 ° 41' EAST ALONG THE FORTY LINE A DISTANCE OF 468 FEET TO A POINT; THENCE NORTH 1 ° 21' EAST A DISTANCE OF 687.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACT, IN THE NE 1/4 NW 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

The property is commonly known as: 4863 WOCUS ROAD, KLAMATH FALLS, OR 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.

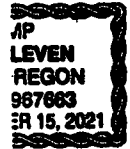
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

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**

OFFICIAL STATE  
AMANDA LEE BLY  
NOTARY PUBLIC - O  
COMMISSION NO. 1  
EXPIRES OCTOBER

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, 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

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 10/23/2017

by Becky Collins, Deputy for Frank Skrah, as Sheriff of Klamath County.

[Signature]

Notary Public for the State of Oregon

My commission expires: 10/15/2021

