

## SHERIFF'S DEED

2017-012671

Klamath County, Oregon



00212758201700126710030034

11/02/2017 03:29:06 PM

Fee: \$52.00

Grantor:

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

Grantee:

Antonio Covian Garcia

After recording return to:

Antonio Covian Garcia  
2107 Third St.  
Maline, OR 97632

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

Antonio Covian Garcia  
2107 Third St.  
Maline, OR 97632

Returned at Counter

THIS INDENTURE, Made this 11/02/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Antonio Covian Garcia, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1500577CV, Klamath County Sheriff's Office Number J16-0120, in which FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA") was plaintiff(s) and DIANA GAYLE BAMFORD AKA DIANNA GAYLE BAMFORD; MIDLAND FUNDING LLC; CARTER-JONES COLLECTION SERVICES; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2542 RAILROAD AVENUE, MALIN, OR, 97632 was defendant(s), in which a Writ of Execution, which was issued on 10/19/2016, directing the sale of that real property, pursuant to which, on 04/28/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$15,000.00, to Antonio Cobian, 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:

THE EASTERLY 51 FEET OF THE WESTERLY 82.5 FEET OF LOT "D" OF THE RE-SUBDIVISION OF PLAT OF LOTS 1 TO 16 INCLUSIVE OF BLOCK 51 OF THE CITY OF MALIN, OREGON, FURTHER DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT "D"; EXTENDING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT "D", 31.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LOT "D" A DISTANCE OF 62.8 FEET TO THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF RAILROAD AVENUE 55.2 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID LOT "D" 83.85 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. TAX PARCEL NUMBER: R124494

The property is commonly known as: 2545 RAILROAD AVENUE, MALIN, OREGON, 97632

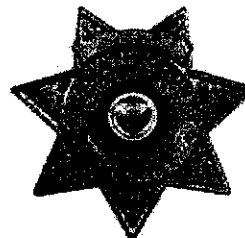
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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,  
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.

Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 11/2/2017.

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.

[Signature]

Notary Public for the State of Oregon

My commission expires: 10/15/2021

