

**SHERIFF'S DEED**

<b>Grantor:</b>  <b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>	<div style="border: 1px solid black; padding: 5px; float: right; text-align: center;"><b>2018-004844</b> Klamath County, Oregon 04/23/2018 09:49:01 AM Fee: \$52.00</div> <div style="text-align: center; margin-top: 100px;"><b>SPACE RESERVED FOR RECORDER'S USE</b></div>
<b>Grantee:</b>  <b>BANK OF AMERICA, N.A.</b>	
<b>After recording return to:</b> Aldridge Pite, LLP Attention: Michael Valdez 111 SW Columbia St., Ste 950 Portland, OR 97201	
<b>Until requested otherwise send all tax statements to:</b> BANK OF AMERICA, N.A. 4161 Piedmont Parkway	

THIS INDENTURE, Made this 04/16/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and BANK OF AMERICA, N.A., hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1500295CV, Klamath County Sheriff's Office Number F17-0084, in which BANK OF AMERICA, N.A. was plaintiff(s) and ESTATE OF MARIANNE GAUDIN; KACE CARPENTER; PEGGY CARPENTER; SANDY POWELL; KRISTY MAE SETTLE; THE UNKNOWN HEIRS AND ASSIGNS OF MARIANNE GAUDIN; THE UNKNOWN DEVISEES OF MARIANNE GAUDIN; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2538 ORCHARD AVE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 02/21/2017, directing the sale of that real property, pursuant to which, on 09/13/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$43,990.00, to BANK OF AMERICA, N.A., 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:

LOT 17 BLOCK 125 MILL ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The property is commonly known as: 2538 ORCHARD AVE, 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 \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

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**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**



**OFFICIAL  
AMANDA LEE  
NOTARY PUBLIC  
COMMISSION  
EXPIRES OCTOBER 2011**

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.

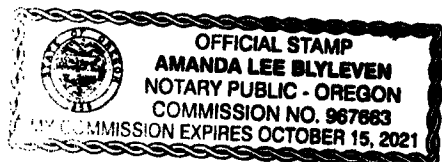
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 4/16/2018.

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

