

**2018-005643**

**Klamath County, Oregon**

05/07/2018 03:21:01 PM

Fee: \$52.00

Grantor:

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

Grantee:

**CAPITAL INDUSTRIES, INC. TRUSTEE**

After recording return to:

CAPITAL INDUSTRIES, INC. TRUSTEE

P.O. Box 1974

Klamath Falls, OR 97601\_

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Until requested otherwise send all tax  
 statements to:

CAPITAL INDUSTRIES, INC. TRUSTEE

P.O. Box 1974

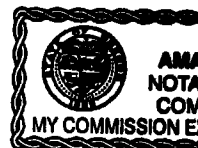
Klamath Falls, OR 97601

THIS INDENTURE, Made this 11/09/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and CAPITAL INDUSTRIES, INC. TRUSTEE, DAWN TRUST, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV27281, Klamath County Sheriff's Office Number J16-0111, in which CITIMORTGAGE, INC. was plaintiff(s) and CHRISTOPHER MOLINEAUX; OCCUPANTS OF THE PROPERTY LOCATED AT 1732 DAWN DRIVER, KLAMATH FALLS, OR 97603; OCCUPANTS OF THE PROPERTY LOCATED AT 1736 DAWN DR, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 10/12/2016, directing the sale of that real property, pursuant to which, on 04/19/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$109,266.00, to CAPITAL INDUSTRIES, INC. TRUSTEE, 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.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.



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 15 AND THE NORTH 15 FEET OF LOT 16, BLOCK 11 FOURTH ADDITION TO WINEMA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON

The property is commonly known as: 1732 & 1736 DAWN DRIVE, KLAMATH FALLS, OR 97603

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.

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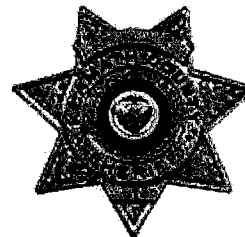
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**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 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,**



OFFICIAL STAMP  
JONDA LEE BLYLEV  
RY PUBLIC - OREG  
MISSION NO. 9876  
PIRES OCTOBER 18

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.

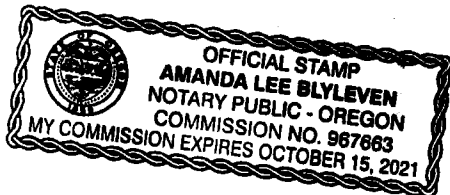
Chris Kaber, Sheriff of Klamath County, Oregon

  
Deputy Becky Collins

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 5/7/2018.

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





Notary Public for the State of Oregon

My commission expires: 10/15/2021

