

SHERIFF'S DEED

Grantor:

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

2018-007677

Klamath County, Oregon



00224457201800076770040043

Grantee:

KLAMATH CASCADE GROUP, LLC,  
AN OREGON LIMITED LIABILITY  
COMPANY

06/26/2018 02:05:20 PM

Fee: \$97.00

After recording return to:

KLAMATH CASCADE GROUP, LLC, AN  
OREGON LIMITED LIABILITY  
COMPANY  
P.O. Box 7765  
Klamath Falls, OR 97602

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

KLAMATH CASCADE GROUP, LLC, AN  
OREGON LIMITED LIABILITY  
COMPANY  
P.O. Box 7765  
Klamath Falls, OR 97602

THIS INDENTURE, Made this 06/21/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and KLAMATH CASCADE GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV17240, Klamath County Sheriff's Office Number F17-0138, in which KLAMATH CASCADE GROUP, LLC, AN OREGON LIMITED LIABILITY PARTNERSHIP was plaintiff(s) and RICHARD BARNETT AND DAVID LEE BARNETT was defendant(s), in which a Writ of Execution, which was issued on 07/21/2017, directing the sale of that real property, pursuant to which, on 12/13/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$1,370,777.70, to KLAMATH CASCADE GROUP, LLC, AN OREGON LIMITED LIABILITY PARTNERSHIP, 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.

*Donna K. Crane*  
Returned at Counter



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:

PARCEL 1:

TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,  
OREGON:

SECTION 4: SL/2 EL/2 SWL/4; SL/2 WL/2 SEL/4; SEL/4 SEL/4; GOVERNMENT LOT 20; NWL/4 SWL/4;  
SW1/4SW1/4

SECTION 5: GOVERNMENT LOTS 17 AND 18; NL/2 SEL/4; SEL/4 SEL/4

SECTION 9: NL/2 NEL/4; SWL/4 NEL/4; NEI/4 NEL/4 SEI/4; SL/2 NEL/4 SEL/4; NL/2 NEL/4 SEI/4 SEL/4;  
NWL/4 SEI/4 SEL/4; SL/2 SEI/4 SEI/4

SECTION 10: NWI/4 SWI/4; SWL/4 SWL/4

SECTION 15: NWL/4 NEI/4; SWL/4 NEL/4; NWL/4; NL/2 SWL/4; NWL/4 SEL/4

AND

THE SL/2 NEL/4 AND THE NEI/4 NEI/4 OF SECTION 8; THE SWI/4 NWI/4; THE SWL/4 AND THE  
WL/2 SEL/4 OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN,  
KLAMATH COUNTY, OREGON.

RESERVING THEREFROM A RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 30 FEET ON EACH  
SIDE OF THE CENTERLINE OF THAT EXISTING ROAD RUNNING NORTHWESTERLY THROUGH THE  
WEST HALF OF SECTION 9 AND THE EAST HALF OF SECTION 8.

ALSO THE NWL/4 OF SECTION 16, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE  
MERIDIAN, KLAMATH COUNTY, OREGON.



RESERVING THEREFROM A RIGHT OF WAY FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES OVER THAT EXISTING ROAD THAT RUNS THROUGH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

ALSO THE E 1/2 AND THE EL/2 SWL/4 OF SECTION 16, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

**PARCEL 2:**

IN TOWNSHIP 40 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. IN SECTION 7: THE SE1/4 AND THE EAST 1/2 SWL/4  
IN SECTION 8: THE SW1/4 AND THE SOUTH 1/2 OF THE NW1/4

**PARCEL 3:**

TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. SECTION 9: NL/2 NW1/4 AND SE1/4 NWL/4

The property is commonly known as: R-4011-00000-00900-000, R-4011-00000-01200-000, R-4011-00000-03500-000, R-4011-00000-03600-000, R-4011-00000-03700-000, R-4011-00900-00100-000, R-4011-00900-00300-000, R-4011-00900-00500-000, R-4011-00000-01400-000, R-4011-01500-00200-000, R-4011-00000-01100-000, R-4011-00900-00200-000

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.

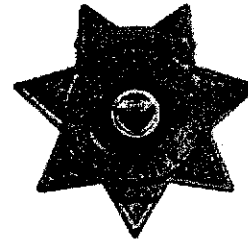
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300,**

**OFFICIAL STAMP  
E LYNNE BROWN  
Y PUBLIC - OREGON  
SSION NO. 95187  
IN EXPIRES JUNE 29, 20**

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 06/28/2018

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



Katie Lynne Brown  
Notary Public for the State of Oregon  
My commission expires: 6-29-2020