Grantor:

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

Grantee:

Dennis L. Cross

After recording return to:

Dennis L. Cross

4180 Bristol Ct # ST.

Until requested otherwise send all tax

statements to:

Dennis L. Cross

4180 Bristol Ct # C

Klamath Falls, OR 97603

2018-007841 Klamath County, Oregon

002246522018000784100300

06/29/2018 10:46:42 AM

Fee: \$92.00

SPACE RESERVED FOR RECORDER'S USE

THIS INDENTURE, Made this 03/20/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Dennis L. Cross, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1402766CV, Klamath County Sheriff's Office Number J15-0077, in which SEATTLE BANK was plaintiff(s) and ESTATE OF VLAINE TEDDY STILES, DECEASED; UNKNOWN HEIRS OF VLAINE TEDDY STILES, INDIVIDUALS; SHAWN KARLSSON, AN INDIVIDUAL; TEDDY LELAND, AN INDIVIDUAL; SCOTT RAMSEY, AN INDIVIDUAL; MONTY RAMSEY, AN INDIVIDUAL; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LEIN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 04/07/2015, directing the sale of that real property, pursuant to which, on 09/23/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$153,001.00, to Dennis Cross, 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 13, BLOCK 1, TRACT NO. 1116, SUNSET EAST, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

AND MORE COMMONLY KNOWN AS 4423 EL CERRITO WAY, KLAMATH FALLS, OREGON 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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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



OFFICIAL STA DEBRA HUNT NOTARY PUBLIC — (COMMISSION NO. SION EXPIRES MARC 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

Deputy Becky Collins

STATE OF OREGON) ss County of Klamath)

This instrument was acknowledged before me on <u>031201201</u>7

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

OFFICIAL STAMP

DEBRA HUNTER

NOTARY PUBLIC – OREGON

COMMISSION NO. 948672

MY COMMISSION EXPIRES MARCH 22, 2020

Notary Public for the State of Oregon

My commission expires: 3-3-3-6