

RECORDING COVER SHEET
ALL TRANSACTIONS, ORS: 205.234

2018-008451
Klamath County, Oregon
07/16/2018 03:19:00 PM
Fee: \$102.00

AFTER RECORDING RETURN TO:

Nancy K. Cary
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440-1475

SEND TAX STATEMENTS TO:

Oregon Housing & Community Services
725 Summer Street, Suite B
Salem, OR 97301-1266

1. NAME OR TITLE OF THE TRANSACTION(S) -- ORS 205.234(a):

Sheriff's Deed

2. DIRECT PARTY / GRANTOR -- ORS 205.125(1)(b) and ORS 205.160:

Klamath County Sheriff's Office
ATTN: Civil Unit
3300 Vandenberg Rd.
Klamath Falls, OR 97603

3. INDIRECT PARTY / GRANTEE -- ORS 205.125(1)(a) and ORS 205.160:

Oregon Housing & Community Services
725 Summer Street, Suite B
Salem, OR 97301-1266

4. TRUE and ACTUAL CONSIDERATION (if any) -- ORS 93.030:

\$72,250.00

5. DEFENDANT(S) IN UNDERLYING TRANSACTION:

Occupants

Susan J. Runnels

Oregon Affordable Housing Assistance
Corporation

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENTS FOR RECORDING. ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENTS THEMSELVES.

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	SPACE RESERVED FOR RECORDER'S USE
Grantee: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, ASSIGNEE OF BANNER BANK, SUCCESSOR BY MERGER TO SIUSLAW BANK	
After recording return to: Hershner Hunter 180 East 11th Avenue Eugene OR 97401	
Until requested otherwise send all tax statements to: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, ASSIGNEE OF BANNER BANK, SUCCESSOR BY MERGER TO SIUSLAW BANK 725 Summer Street, Suite B Salem, OR 97301-1266	

THIS INDENTURE, Made this 07/09/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, ASSIGNEE OF BANNER BANK, SUCCESSOR BY MERGER TO SIUSLAW BANK, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV01655, Klamath County Sheriff's Office Number F17-0149, in which OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, ASSIGNEE OF BANNER BANK, SUCCESSOR BY MERGER TO SIUSLAW BANK was plaintiff(s) and DOE 1 AND DOE 2, BEING THE OCCUPANTS OF OR PARTIES IN POSSESSION OR CLAIMING ANY RIGHT TO POSSESSION OF THE REAL PROPERTY COMMONLY KNOWN AS 2545 ORCHARD AVENUE, KLAMATH FALLS, OR 97601; DOE 3 AND DOE 4, BEING THE UNKNOWN HEIRS AND DEVISEES OF ROBERT G. LEEP AKA ROBER GARRY LEEP; AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN; SUSAN J. RUNNELS; AND OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION was defendant(s), in which a Writ of Execution, which was issued on 07/31/2017, directing the sale of that real property, pursuant to



which, on 01/03/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$72,250.00, to OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, ASSIGNEE OF BANNER BANK, SUCCESSOR BY MERGER TO SIUSLAW BANK, 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:

LOTS 12, 13 AND 14 OF SUBDIVISION PLAT OF BLOCK 125, MILLS ADDITION TO KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THERFROM THE EASTERLY PART OF LOT 14, DEEDED TO KLAMATH COUNTY IN BOOK 335 AT PAGE 87, DEED RECORDS OF KLAMATH COUNTY, OREGON

The property is commonly known as: 2545 ORCHARD AVENUE, 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.

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

**OFFICIAL ST
KATIE LYNNE B
OTARY PUBLIC - C
OMMISSION NO.
MISSION EXPIRES JUNI**

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 7/9/2018

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

