

SHERIFF'S DEED

Grantor:

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

Grantee:

BERNARD DEGROOT

After recording return to:

**BERNARD DEGROOT
1133 Riverside Dr.
Klamath Falls, OR 97601**

Until requested otherwise send all tax
statements to:

**BERNARD DEGROOT
1133 Riverside Dr.
Klamath Falls, OR 97601**

2019-013606

Klamath County, Oregon



00250545201900136060030035

11/21/2019 09:21:46 AM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

THIS INDENTURE, Made this 11/20/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Bernard Degroot, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 18CV22934, Klamath County Sheriff's Office Number F19-0265, in which UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE was plaintiff(s) and UNKNOWN HEIRS AND DEVISEES OF PAUL J. HUTCHINSON; PARTIES IN POSSESSION OR CLAIMING THE RIGHT OF POSSESSION; ALL OTHER PERSONS OR PARTIES UNKNWON CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ of Execution of Real Property Foreclosure, which was issued on 11/27/2018, directing the sale of that real property, pursuant to which, on 04/10/2019 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$61,000.00, to Ben Degroot, 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:

THE WESTERLY 120 FEET OF LOT 11, BLOCK 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 IN BLOCK 102, BUENA VISTA ADDITION TO KLAMATH FALLS, AS SHOWN BY THE PLAT THEREOF ON RECORD IN KLAMATH COUNTY, OREGON, RUNNING THENCE EASTERLY ALONG THE LOT LINE BETWEEN LOTS 10 AND 11, TO SAID BLOCK, 120 FEET, RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 11 TO THE SOUTH LINE OF SAID LOT 11, RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 11, 120 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY 60 FEET TO THE PLACE OF BEGINNING.

The property is commonly known as: 701 CALIFORNIA AVE., KLAMATH FALLS, OR 97601

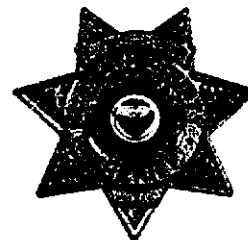
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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.


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



OFFICIAL
KATIE LYNN
NOTARY PUBLIC
COMMISSION
COMMISSION EXPIRES

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

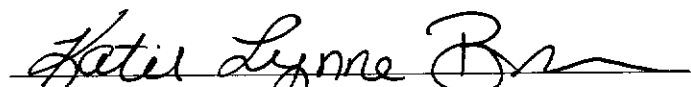

Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 11/20/2019.

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




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

