



IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
THE COUNTY OF KLAMATH

SEATTLE BANK,

Case No.: 20CV09356

Plaintiff,

SHERIFF'S CASE # S21-0308

vs.

CERTIFICATE OF SALE
UPON EXECUTION

THE ESTATE OF WILMA L. MCGAHAN; THE
UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF
WILMA L. MCGAHAN; KATHY KENNON; MARK
MCGAHAN; AND ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS 4515 SELMA
STREET, KLAMATH FALLS, OR 97603,

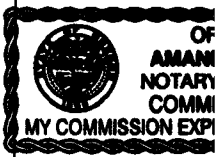
Defendant

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 04/19/2021 upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had, on or after 08/18/2009, in the following described real property in Klamath County; to-wit:

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTIN 14, TOWNSHIP 39
SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEST CORNER OF LOT 16 OF SUMMERS HEIGHTS A
PLATTED PORTION OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF
SAID SUMMERS HEIGHTS A DISTANCE OF 30 FEET TO THE SOUTH LINE OF THE SW1/4 NW1/4 OF
SAID SECTION 14; THENCE EAST ALONG SAID LINE 50 FEET AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING EAST ALONG SAID 100 FEET; THENCE NORTHLY PARALLEL WITH THE EAST
LINE OF SUMMERS HEIGHTS 195 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF

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1 SAID SW1/4 NW1/4 TO ITS INTERSECTION WITH THE EAST LINE OF DEED RECORDED OCTOBER 3,
2 1950 IN DEED VOLUME 242 AT PAGE 353; THENCE SOUTH 12° WEST TO THE POINT OF BEGINNING.

3
4 EXCEPTING THEREFROM THAT PORTION DEEDED TO KLAMATH COUNTY FOR
5 ROAD PURPOSES IN VOLUME M67, PAGE 8499, MICROFILM RECORDS OF KLAMATH COUNTY,
6 OREGON.,

7 Commonly known as 4515 SELMA STREET, KLAMATH FALLS, OR 97603.

8
9 After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to
redemption, in the manner described by law to:

10 OREGON GROUP REALTY LLC

11 The highest bidder(s) for the sum of \$235,000.00 on 07/28/2021

12 That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,
13 or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of
redemption 01/25/2022 unless the real property shall be sooner redeemed according to law.

14 NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this
15 office along with a fee of \$50.00

16 Dated: 08/10/2021

17 Chris Kaber, Sheriff
Klamath County, Oregon

18 By *Berry Forester*
19 Deputy

20 Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under
21 ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter
22 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the 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 on ORS 92.010 or 250.010, 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 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 Oregon 8, Oregon laws 2010.

24 18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with
25 an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser
transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever
26 occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer,
provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until
27 there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

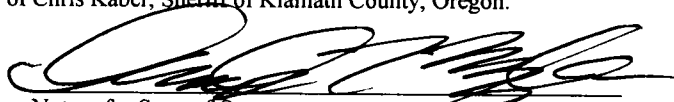
28 STATE OF OREGON

SHERIFF'S CASE # S21-0308 CERTIFICATE OF SALE UPON EXECUTION

OFFICIAL STAMP
J A LEE BLYLEVEN
PUBLIC - OREGON
SESSION NO. 967863
RES OCTOBER 15, 2021

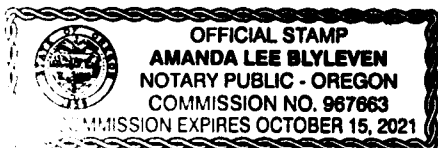
COUNTY OF KLAMATH

This instrument was acknowledged before me on 08/10/2021 by Becky Collins
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.



Notary for State of Oregon

My Commission Expires: 10/15/2021



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