

SHERIFF'S DEED

2022-001407

Klamath County, Oregon



00294903202200014070030031

02/02/2022 03:42:21 PM

Fee: \$92.00

Grantor:

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

Grantee:

**J. Miller Ventures LLC
60360 Chickasaw Way
Bend, OR 97702**

After recording return to:

J. Miller Ventures LLC
60360 Chickasaw Way
Bend, OR 97702

SPACE RESERVED
FOR
RECORDER'S USE

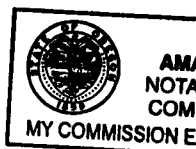
Until requested otherwise send all tax
statements to:

J. Miller Ventures LLC
60360 Chickasaw Way
Bend, OR 97702

THIS INDENTURE, Made this 2/2/2022, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and J. Miller Ventures LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 20CV09356, Klamath County Sheriff's Office Number S21-0308, in which Seattle Bank was plaintiff(s) and 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 was defendant(s), in which a Writ of Execution, which was issued on 04/19/2021, directing the sale of that real property, pursuant to which, on 07/28/2021 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$235,000.00, to Oregon Group Realty LLC, 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.



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:

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

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

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

The property is commonly known as: 4515 SELMA STREET, KLAMATH FALLS, OR 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 \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

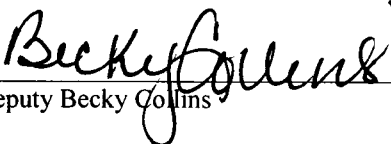
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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

OFFICIAL STAMP
KIMBERLY LEE BLYLE
COUNTY PUBLIC - OREGON
COMMISSION NO. 101
EXPIRATION DATE 06/30/2010

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.



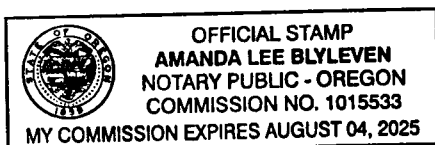
Chris Kaber, Sheriff of Klamath County, Oregon



Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 2/2/2022

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




Notary Public for the State of Oregon
My commission expires: 8/4/2025

2