

SHERIFF'S DEED

2017-002246

Klamath County, Oregon

Grantor:

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



00199984201700022460030032

03/02/2017 03:23:49 PM

Fee: \$52.00

Grantee:

**Mark Timothy Budden
1414 Gary Street
Klamath Falls, OR 97603
541-884-4895**

After recording return to:

Mark Timothy Budden
1414 Gary Street
Klamath Falls, OR 97603
541-884-4895

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

Mark Timothy Budden
1414 Gary Street
Klamath Falls, OR 97603
541-884-4895

Returned at Counter

THIS INDENTURE, Made this March 2, 2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Mark Timothy Budden, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1300337CV, Klamath County Sheriff's Office Number J14-0030, in which ENTERPRISE IRRIGATION DISTRICT was plaintiff(s) and DANA P. COBURN; FEDERAL HOME LOAN MORTGAGE CORPORATION; BETHANY D. LANZ AND ROBERT HOOPER, AS GUARDIANS FOR DANA J. COBURN, KATIE COBURN, AND DREW COBURN; ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN; AND STATE OF OREGON, DEPARTMENT OF JUSTICE was defendant(s), in which a Writ of Execution, which was issued on 02/10/2014, directing the sale of that real property, pursuant to which, on 04/02/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$9,723.33, to Mark Timothy Budden, 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 3, BLOCK 1, TRACT 1246, BUDDEN'S BREAD AND BUTTER, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SAID PARCEL IS ALSO DESCRIBED AS KLAMATH COUNTY TAX ASSESSOR'S ACCOUNT NO. R-3809-035CC-09300 AND ACCOUNT R869260.

COMMONLY KNOWN AS 4322 FREIDA AVENUE, 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 \$30.00.

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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING



OFFICIAL
HANIE M.
BY PUBLIC
MISSION NO
SSION EXPIRE

