

RECORDING COVER SHEET
Pursuant to ORS 205.234

2018-005725
Klamath County, Oregon
05/09/2018 09:19:01 AM
Fee: \$57.00

After recording return to:
Miller Nash Graham & Dunn LLP
3400 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204

Document Being Recorded:	Certificate of Sale Upon Execution
Plaintiff:	Rabo AgriFinance LLC, a Delaware limited liability company
Defendants:	Michael E. Noonan; Karin M. Noonan; Noonan Elevators, Inc., an Oregon corporation; Noonan Farms Trucking, Inc., an Oregon corporation; and Springlake Dairy LLC, an Oregon limited liability company; State of Oregon, Employment Division; and United States Department of the Treasury, Internal Revenue Service
Judgment Debtors:	Michael E. Noonan; Karin M. Noonan; Noonan Elevators, Inc., an Oregon corporation; Noonan Farms Trucking, Inc., an Oregon corporation; and Springlake Dairy LLC, an Oregon limited liability company
Case No.:	17CV16718
Property Addresses:	<ul style="list-style-type: none">• 11575 & 11597 Springlake Road, Klamath Falls, Oregon 97603• 7751 Dehlinger Lane, Klamath Falls, Oregon 97603• 10200 Highway 97 S., Klamath Falls, Oregon 97603• 12075 & 12080 Homedale Road, Klamath Falls, Oregon 97603• 392 Del Fatti Lane, Klamath Falls, Oregon 97603• Vacant agricultural land identified by Tax Account Nos.: R91153, R91260, R91359, R585940, R586351, & R585469

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

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

**RABO AGRIFINANCE LLC, A DELAWARE LIMITED
LIABILITY COMPANY**

Court Number 17CV16718

Sheriff Number F18-0215

VS. Plaintiff(s)

**CERTIFICATE OF SALE
UPON EXECUTION**

**MICHAEL E. NOONAN; KARIN M. NOONAN; NOONAN
ELEVATORS, INC., AN OREGON CORPORATION;
NOONAN FARMS TRUCKING, INC., AN OREGON
CORPORATION; SPRINGLAKE DAIRY LLC, AN OREGON
LIMITED LIABILITY COMPANY; STATE OF OREGON,
EMPLOYMENT DIVISION; AND UNITED STATES
DEPARTMENT OF THE TREASURY, INTERNAL REVENUE
SERVICE**

Defendant(s)

**THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 02/19/2018
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 , in the following described real property in Klamath
County; to-wit:**

SAYLES REAL PROPERTY COLLATERAL LEGAL DESCRIPTION

**THE W1/2 OF THE NW1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON.**

RAF REAL PROPERTY COLLATERAL LEGAL DESCRIPTION

PARCEL 1: (SAYLES)

**THE W1/2 OF THE NW1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON.**

PARCEL 2: (NEGREVSKI)

**A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE SE1/4 SW1/4 OF SECTION 1; THENCE NORTH ALONG THE
NORTH-SOUTH CENTERLINE OF SAID SECTION TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTHERN
PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE NORTHWEST ALONG SAID RIGHT OF WAY LINE TO THE
WEST LINE OF THE SE1/4 NW1/4 OF SAID SECTION; THENCE SOUTH TO THE NORTHEASTERLY RIGHT OF WAY
LINE OF THE SOUTH BRANCH OF THE "C" CANAL AS NOW LOCATED; THENCE SOUTHEASTERLY ALONG SAID
RIGHT OF WAY TO THE SOUTH LINE OF SAID SECTION; THENCE EAST TO THE POINT OF BEGINNING. EXCEPTING
THEREFROM, THAT PORTION LYING WITHIN THE BOUNDARIES OF THE LOWER LAKE ROAD.**

PARCEL 3: (NEGREVSKI)

**THE SOUTH 10 ACRES OF THE NW1/4 SW1/4 (OR S1/2 S1/2 NW1/4 SW1/4), AND LOT 4, SECTION 6, TOWNSHIP 40
SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**EXCEPTING THEREOF THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS
DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION IN WARRANTY DEED, RECORDED APRIL 5, 1988 IN
VOLUME M88, PAGE 4912, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

PARCEL 4: (MANNING)

**PARCEL A: THE E1/2 SE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN
SAVING AND EXCEPTING THEREFROM 5 ACRES FORMING A SQUARE IN THE SOUTHWEST CORNER OF THE SE1/4
SE1/4 CONVEYED FOR CEMETERY**

**PARCEL B: ALL THAT PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST
OF THE WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY RIGHT OF WAY LINE ON THE C4 (FORMERLY E)
CANAL; ALSO THE SE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE
WILLAMETTE MERIDIAN LYING SOUTHWESTERLY RIGHT OF WAY LINE OF THE C4 (FORMERLY E) CANAL.**

PARCEL 5: (MANNING)

**PARCEL A: THE SW1/4 OF THE NW1/4 AND THE W1/2 OF THE SW1/4, IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE
9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; EXCEPT 2.34 ACRES IN THE SW1/4 OF THE
NW1/4 CONVEYED TO MODOC NORTHERN RAILWAY COMPANY IN VOLUME 30, PAGE 479, DEED RECORDS OF
KLAMATH COUNTY, OREGON; AND EXCEPT THOSE PORTIONS LYING WITHIN HOMEDALE ROAD.**



MY CO

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

AND EXCEPT THAT PORTION THEREOF LYING IN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

AND EXCEPTING THAT PORTION THEREOF CONVEYED TO THE CALIFORNIA OREGON POWER COMPANY BY DEED RECORDED SEPTEMBER 21, 1946 IN VOLUME 196, PAGE 72, DEED RECORDS OF KLAMATH COUNTY, OREGON BEING A STRIP OF LAND OF UNDISCLOSED WIDTH FOR A POWER LINE RIGHT OF WAY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF THE U.S.R.S. SOUTH BRANCH CANAL AND 1-B DRAIN, SAID POINT BEING SOUTH 63° 42' EAST 1463.0 FEET FROM THE WESTERLY QUARTER CORNER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE FROM SAID POINT OF BEGINNING NORTH 0° 32' WEST 989.0 FEET; THENCE NORTH 71° 32' WEST 125.0 FEET TO THE END OF SAID POWER LINE.

PARCEL B: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTHWEST OF THE "C" CANAL IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

PARCEL 6: (ZUPAN)

REAL PROPERTY LOCATED IN TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SECTION 29: THE SW 1/4 OF THE SW 1/4

SECTION 30: THE SE 1/4 OF THE SE 1/4; EXCEPT THAT PORTION CONVEYED TO KLAMATH COUNTY ON JANUARY 31, 1958 IN VOLUME 297, PAGE 256, DEED RECORDS OF KLAMATH COUNTY, OREGON.

SECTION 31: THE E 1/2 OF THE NE 1/4, EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 NE 1/4 OF SECTION 31, THENCE EAST 150 FEET; THENCE NORTH 150 FEET; THENCE WEST 150 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING

SECTION 32: THE NW 1/4 NW 1/4

COMMONLY KNOWN AS: SAYLES REAL PROPERTY COLLATERAL:

11575 & 11597 SPRINGLAKE ROAD, KLAMATH FALLS, OR 97603

RAF REAL PROPERTY COLLATERAL:

7751 DEHLINGER LANE, KLAMATH FALLS, OREGON 97603,

10200 HIGHWAY 97 S, KLAMATH FALLS, OREGON 97603,

12075 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603,

12080 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603,

11575 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603,

11597 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603,

392 DEL FATTI LANE, KLAMATH FALLS, OREGON 97603,

MANUFACTURED HOME LOCATED AT 12075 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603,

MANUFACTURED HOME LOCATED AT 11597 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603,

VACANT AGRICULTURAL LAND IDENTIFIED BY TAX ACCOUNT NOS. R91153, R91260, R91359, R585940, R586351, R585469

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:

RABO AGRIFINANCE LLC

The highest bidder(s) for the sum of \$2,310,000.00 on 05/02/2018

**OFFICIAL STAMP
KATIE LYNNE BROV
OTARY PUBLIC - ORE
MISSION NO. 951
MISSION EXPIRES JUNE 29,**

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

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me, or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of redemption 10/30/2018 unless the real property shall be sooner redeemed according to law.

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

Dated: 5/2/2018

Chris Kaber, Sheriff
Klamath County Oregon

By Becky Collins
Deputy

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 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 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.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with 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 or the time allowed for redemption expires, whichever 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 there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on 5/2/2018 by Becky Collins, as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.



Katie Lynne Brown
Notary for State of Oregon
My Commission Expires: 6-29-2020