

SHERIFF'S DEED

Grantor:

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

Grantee:

**BRADLEY SALTENBERGER AND
JUDAH LOCKWOOD**

After recording return to:

**BRADLEY SALTENBERGER AND JUDAH
LOCKWOOD
2116 Gettle St.
Klamath Falls, OR 97603**

Until requested otherwise send all tax
statements to:

**BRADLEY SALTENBERGER AND JUDAH
LOCKWOOD
2116 Gettle St.
Klamath Falls, OR 97603**

2019-000707

Klamath County, Oregon



00234816201900007070030032

01/24/2019 11:37:51 AM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

THIS INDENTURE, Made this 01/17/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and TODD GOEBEL, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV41305, Klamath County Sheriff's Office Number F18-0229, in which ENTERPRISE IRRIGATION DISTRICT was plaintiff(s) and WELLS FARGO BANK, N.A.; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF OREGON, DEPARTMENT OF JUSTICE; AND THE HEIRS AND DEVISEES OF BOB L. BELL, DECEASED, WHO ARE KNOWN AS SHERRY BELL RICH AND LYNETTE BELL SCOTT was defendant(s), in which a Writ of Execution, which was issued on 05/11/2018, directing the sale of that real property, pursuant to which, on 07/11/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$10,403.00, to TODD GOEBEL, 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 SOUTHERLY 70 FEET OF LOTS 24 AND 25 IN BLOCK 6 OF PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE WEST 5 FEET THEREOF FOR THE WIDENING OF GARY STREET BY INSTRUMENT RECORDED JUNE 25, 1965 IN VOLUME 362, PAGE 460, DEED RECORDS OF KLAMATH COUNTY, OREGON

The property is commonly known as: 1731 GARY STREET, KLAMATH FALLS, OREGON 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.

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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 STAMP
AMANDA LEE BLYLEVE
NOTARY PUBLIC - OREGON
COMMISSION NO. 96786
COMMISSION EXPIRES OCTOBER 15, 2011

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

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 1/17/2019.

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

[Signature]

Notary Public for the State of Oregon

My commission expires: 10/15/2021

