

**SHERIFF'S DEED**

Grantor:

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

Grantee:

**STAHANCYK KENT & HOOK, P.C. AN  
OREGON DOMESTIC PROFESSIONAL  
CORPORATION**

After recording return to:

**STAHANCYK KENT & HOOK, P.C. AN  
OREGON DOMESTIC PROFESSIONAL  
CORPORATION  
2400 SW 4<sup>th</sup> Ave.  
Portland, OR 97201**

Until requested otherwise send all tax

statements to:

**STAHANCYK KENT & HOOK, P.C. AN  
OREGON DOMESTIC PROFESSIONAL  
CORPORATION  
2400 SW 4<sup>th</sup> Ave.  
Portland, OR 97201**

**2019-003310**

**Klamath County, Oregon**



00238033201900033100030030

03/26/2019 09:44:19 AM

Fee: \$92.00

SPACE RESERVED  
FOR  
RECORDER'S USE

THIS INDENTURE, Made this 03/06/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and STAHANCYK KENT & HOOK, P.C. AN OREGON DOMESTIC PROFESSIONAL CORPORATION, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV24241, Klamath County Sheriff's Office Number F18-0231, in which STAHANCYK KENT & HOOK, P.C. AN OREGON DOMESTIC PROFESSIONAL CORPORATION was plaintiff(s) and PATRICK R. BRADY; AND THE STATE OF OREGON, DEPARTMENT OF ENVIRONMENTAL QUALITY was defendant(s), in which a Writ of Execution, which was issued on 04/25/2018, directing the sale of that real property, pursuant to which, on 07/25/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$500.00, to STAHANCYK KENT & HOOK, P.C. AN OREGON DOMESTIC PROFESSIONAL CORPORATION, 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:

PARCEL 1: (ALTAMONT DRIVE)

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 235.4 FEET SOUTH AND 30 FEET WEST OF CENTER OF SECTION 3, TOWNSHIP 39 SOUTH. RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS LOCATED ON SOUTH SIDE OF THE RIGHT OF WAY OF THE OREGON CALIFORNIA AND EASTERN RAILROAD; THENCE SOUTH 191 FEET TO THE NORTHEAST CORNER OF FIRST ADDITION TO ALTAMONT ACRES; THENCE NORTH 89° 27' WEST ALONG NORTH BOUNDARY OF SAID FIRST ADDITION TO ALTAMONT ACRES; 98.6 FEET THENCE NORTH 231.91' TO SOUTHERLY BOUNDARY OF RIGHT OF WAY OF OREGON CALIFORNIA AND EASTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTH BOUNDARY OF THE OREGON CALIFORNIA AND EASTERN RAILROAD 107.03 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION GRANTED TO KLAMATH COUNTY, FOR THE WIDENING OF CROSBY AVENUE, BY INSTRUMENT RECORDED JUNE 25, 1965 IN VOLUME 362, PAGE 462, RECORDS OF KLAMATH COUNTY, OREGON.

FUTHER EXCEPTING THAT PORTION DEEDED TO KLAMATH COUNTY, FOR WIDENING OF CROSBY AVENUE, RECORDED DECEMBER 20, 2006 IN 2006-25077, RECORDS OF KLAMATH COUNTY OREGON  
The property is commonly known as: NW CORNER OF ALTAMONT AND CROSBY AVE., KLAMATH FALLS, OREGON 97603

TAX MAP NO. R-3909-003CA-00200-000

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;

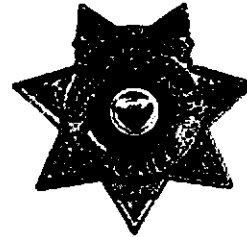
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$50.00.

OFFICIAL  
KATIE LYNN  
NOTARY PUBLIC  
COMMISSION N  
COMMISSION EXPIRES

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 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 3/6/2019

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



Katie Lynne Brown  
Notary Public for the State of Oregon

My commission expires: 6-29-2020

