

**2019-007515**

**Klamath County, Oregon**

**07/03/2019 10:03:02 AM**

**Fee: \$102.00**

**RECORDING COVER SHEET**

**(Please Print or Type)**

**This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.**

**AFTER RECORDING RETURN TO:**

Aldridge Pite, LLP  
111 SW Columbia St Ste 950  
Portland, OR 97201

**NAME OF THE TRANSACTION(S):** Sheriff's Deed for Recording

**DIRECT PART/GRANTOR(S)** ORS 205.125(1)(b) and 205.160

**Grantor**

Klamath County Sheriff's Office  
Attn: Civil Division  
3300 Vandenberg Road  
Klamath Falls, OR 97603

**INDIRECT PARTY/GRANTEE(S)** ORS.125(1) and 205.160

**Grantee:**

US Bank  
c/o Aldridge Pite  
111 SW Columbia St Ste 950  
Portland, OR 97201

**TRUE AND ACTUAL CONSIDERATION** ORS 93.030: The consideration for this conveyance in the amount of \$73,364.92.

**SEND TAX STATEMENTS TO:**

US Bank  
4801 Frederica West B  
Owensboro, KY 42301

**SHERIFF'S DEED**

Grantor:  <b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>	<b>SPACE RESERVED FOR RECORDER'S USE</b>
Grantee:  <b>US BANK, N.A.</b>	
After recording return to: Aldridge Pite, LLP 111 SW Columbia Street, Suite 950 Portland, OR 97201	
Until requested otherwise send all tax statements to: US BANK 4801 Frederica West B Owensboro, KY 42301	

THIS INDENTURE, Made this 06/18/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and US BANK, N.A., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV20783, Klamath County Sheriff's Office Number F18-0255, in which U.S. BANK NATIONAL ASSOCIATION was plaintiff(s) and THE ESTATE OF ROBERT L. LARSON; THE UNKNOWN HEIRS AND ASSIGNS OF ROBERT L. LARSON; THE UNKNOWN DEVISEES OF ROBERT L. LARSON; KIM LARSON; ERIC LARSON; RONALD LARSON; STEVEN LARSON; DAVID LARSON; ROBERT LARSON; JOHN LARSON GUNDERSON AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3136 WESTERN ST, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 10/08/2018, directing the sale of that real property, pursuant to which, on 12/19/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$73,364.92, to US BANK, N.A., 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:

LOTS 23 AND 24, HIGHLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON. EXCEPTING THEREFROM A PARCEL OF LAND SITUATED IN LOTS 23 AND 24, HIGHLAND PARK SUBDIVISION, IN THE NE1/4 NE1/4 OF SECTION 12, 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 THE CORNER COMMON TO LOTS 11, 12, 23, 24, 32 AND 33; THENCE SOUTH 46°08' EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, 30.15 FEET; THENCE NORTH 38°11' EAST, PARALLEL TO AND 30.00 FEET DISTANT FROM THE NORTHWESTERLY LINE OF SAID LOT 24, 122.11 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89°56' WEST 38.20 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 24; THENCE SOUTH 38°11' WEST 95.5 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM A PORTION OF LOTS 23 AND 24, HIGHLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 45°12'58" WEST ALONG THE WESTERLY LINE OF SAID LOT 23, 76.44 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT REPRESENTING THE SOUTHWEST CORNER OF THAT 30 FOOT WIDE STRIP OF LAND DESCRIBED IN VOLUME M98 PAGE 25753, KLAMATH COUNTY RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 30 FOOT WIDE STRIP, NORTH 37°53'50" EAST, 121.28 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT BEING ON THE NORTHERLY LINE OF LOT 24; THENCE ALONG THE NORTHERLY LINE OF LOT 24, NORTH 89°56'22" EAST, 106.76 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289"; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 24, AND BEARING SOUTH 0°00'00" WEST, 149.50 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT BEING ON THE SOUTHERLY LINE OF LOT 23; THENCE ALONG THE SOUTHERLY LINE OF LOT 23; THENCE ALONG THE SOUTHERLY LINE OF LOT 23 SOUTH 89°55'26" WEST, 127.00 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 3136 WESTERN ST, 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;

OFFICIAL S  
KATIE LYNNE  
NOTARY PUBLIC  
COMMISSION NO  
COMMISSION EXPIRES J

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 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,**



AMP  
BROWN  
OREGON  
951875  
NE 29, 2020

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 6/17/2019.

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