

RECORDING COVER SHEET (Please print or type)

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2023-009729**Klamath County, Oregon****11/09/2023 01:03:01 PM****Fee: \$97.00**

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

ZBS Law, LLP

30 Corporate Park, Suite 450

Irvine, CA 92606

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Certificate of Sale

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Klamath County Sheriff

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

U.S. Bank Trust National Association, as Trustee of the LB-Ranch Series V Trust

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

SN Servicing

323 5th Street

Eureka, CA 95501

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

1
2 IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
3 THE COUNTY OF KLAMATH

4 BAYVIEW LOAN SERVICING, LLC, A DELAWARE
5 LIMITED LIABILITY COMPANY,

6 Plaintiff,

7 vs.

8 ALL UNKNOWN HEIRS AND DEVISEES OF
9 SHERRY L. HARTLEY, a deceased individual;
10 PORTFOLIO RECOVERY ASSOCIATES; CITIBANK,
11 N.A.; TARGET NATIONAL BANK; DISCOVER
12 BANK; MAIN STREET ACQUISITION
13 CORPORATION; MIDLAND FUNDING, LLC;
14 ESTATE OF SHERRY LOUISA HARTLEY, a deceased
individual; and ALL OTHER UNKNOWN PARTIES
CLAIMING ANY RIGHT, TITLE, LIEN OR
INTEREST IN THE REAL PROPERTY COMMONLY
KNOWN AS 31535 UNION STREET, BONANZA, OR
97623,

15 Defendants.

Case No.: 18CV41343

SHERIFF'S CASE # S23-0330 CERTIFICATE OF
SALE UPON EXECUTION

16 THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated August 24,
17 2023, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all
18 the interest which the Defendant(s) had in the following described real property in Klamath County; to-wit:

19 **Parcel 1:**

20 **Lots 1, 2, 3 and the East 1/3 of Lot 4, in Block 74, BOWNE ADDITION TO THE CITY OF**
21 **BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath**
22 **County, Oregon.**

23 **Parcel 2:**

24 **West ¾ of Lot 4 through the East 2/3 of Lot 7, and Lots 11 through West 10 feet of Lot 15, in Block 4,**
25 **BOWNE ADDITION TO THE CITY OF BONANZA, according to the official plat thereof on file in**
26 **the office of the County of Klamath County, Oregon.**

27 **More accurately described as:**

28 SHERIFF'S CASE # S23-0330 CERTIFICATE OF SALE UPON EXECUTION



Lots 1, 2, 3, 4, 5, 6 and the East 16.67 feet of Lot 7, and all of Lots 11, 12, 13, 14 and the West 10 feet of Lot 15, BLOCK 74, BOWNE ADDITION TO THE CITY OF BONANZA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as 31535 Union Street, Bonanza, OR 97623

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:

U.S. Bank Trust National Association, as Trustee of the LB-Ranch Series V Trust


The highest bidder(s) for the sum of \$133,164.45 on 11/01/2023.

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 04/30/2024 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 \$56.00

Dated: 11/02/2023

Chris Kaber, Sheriff
Klamath County, Oregon

By 
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 195.336 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 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.

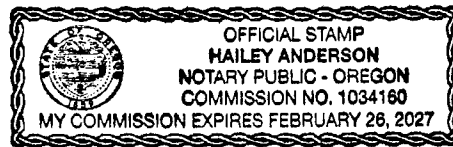
STATE OF OREGON

SHERIFF'S CASE # S23-0330 CERTIFICATE OF SALE UPON EXECUTION

COUNTY OF KLAMATH

This instrument was acknowledged before me on 11/2/2023 by H. Anderson
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

Hailey Anderson
Notary for State of Oregon
My Commission Expires: 2/26/27



SHERIFF'S CASE # S23-0330 CERTIFICATE OF SALE UPON EXECUTION