

SHERIFF'S DEED

Grantor:

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

**2023-010749**

**Klamath County, Oregon**

**12/15/2023 10:45:01 AM**

**Fee: \$92.00**

Grantee:

**EUGENE V. ANDERSON  
515 East Main Street  
Ashland, OR 97520**

After recording return to:

**EUGENE V. ANDERSON  
515 East Main Street  
Ashland, OR 97520**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**EUGENE V. ANDERSON  
515 East Main Street  
Ashland, OR 97520**

**AmeriTitle**  
MTC65905AM

THIS INDENTURE, Made this 14<sup>th</sup> day of December, 2023, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and EUGENE V. ANDERSON, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204453CV, Klamath County Sheriff's Office Number J13-0043, in EUGENE V. ANDERSON, was plaintiff(s) and THE ESTATE OF LINDA TIPTON; THE CREDIT BUREAU OF KLAMATH COUNTY; SCOTT D MACARTHUR; KLAMATH COUNTY TAX COLLECTOR; GENERAL CREDIT SERVICES, INC.; CARTER JONES COLLECTION SERVICES, INC.; WELLS FARGO CARD SERVICES; THE OCCUPANTS OF THE PREMISES; AND ANY PERSON IN POSSESSION OR CLAIMING ANY RIGHT TO POSSESSION OF THE SUBJECT REAL PROPERTY DESCRIBED HEREIN was defendant(s), in which a Writ of Execution, which was issued on 05/01/2013, directing the sale of that real property, pursuant to which, on 06/19/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$113,139.45, EUGENE ANDERSON 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 not been ordered shortened by the court. Per Limited Judgment for Issuance of Sheriff's Deed, dated 12/13/2023 by Circuit Court Judge Stephen R. Hedlund, the grantee herein is the owner.

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:

**LOT THREE (3) IN BLOCK THREE (3), OF KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.**

The property is commonly known as: **15208 CLOVER CREEK ROAD, KLAMATH FALLS, OR**

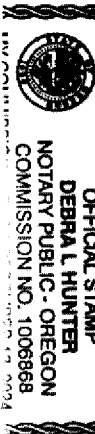
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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, waived per court order.

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

Vickie Chew  
Deputy Vickie Chew

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 12-14-23.

by Vickie Chew, Deputy for Chris Kaber, as Sheriff of Klamath County.

Debra L Hunter  
Notary Public for the State of Oregon  
My commission expires: 12-13-2024

