

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the 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, and does NOT affect the instrument. ORS 205.234

2024-002977**Klamath County, Oregon****04/19/2024 12:23:01 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)

Sheriff's Deed

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)

TRI COUNTIES BANK

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)

TRI COUNTIES BANK

63 Constitution Dr.

Chico, CA 95973

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 _____."

SHERIFF'S DEED

Grantor:

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

Grantee:

**TRI COUNTIES BANK
63 Constitution Dr
Chico, CA 95973**

After recording return to:

**TRI COUNTIES BANK
63 Constitution Dr
Chico, CA 95973**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**TRI COUNTIES BANK
63 Constitution Dr
Chico, CA 95973**

THIS INDENTURE, Made this 20th day of March, 2024, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and TRI COUNTIES BANK, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 22CV41414, Klamath County Sheriff's Office Number S23-0329, in TRI COUNTIES BANK was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF THOMAS J JUSTI, A DECEASED INDIVIDUAL; NICOLE JUSTI AS POTENTIAL HEIR OR DEVISEE OF THOMAS J JUSTI; GREG JUSTI AS POTENTIAL HEIR OR DEVISEE OF THOMAS J JUSTI; LINDA JUSTI AS POTENTIAL HEIR OR DEVISEE OF THOMAS J JUSTI; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2360 VINE AVENUE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 06/23/2023, directing the sale of that real property, pursuant to which, on 09/13/2023 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$96,599.85, to TRI COUNTIES BANK, 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:

Lot 548 in Block 120 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

The property is commonly known as: 2360 Vine Avenue, Klamath Falls, OR 97601

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 \$56.00.

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, 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)

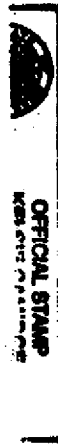
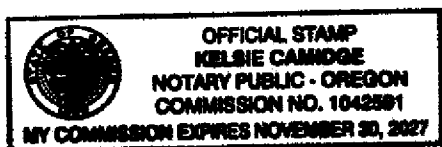
This instrument was acknowledged before me on March 20th, 2024

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

[Signature]

Notary Public for the State of Oregon

My commission expires: November 30th, 2027



Unofficial Copy