

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

*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 NA, As Trustee of Cabana 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 _____."

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
THE COUNTY OF KLAMATH

**U.S. BANK TRUST NA, AS TRUSTEE OF CABANA
SERIES V TRUST,**

Plaintiff,

v.

**JAMES W. MOORE; DOE BROWNFIELD VON
HELMS; RUNNING Y RANCH RESORT OWNERS
ASSOC.; AND ALL OTHER UNKNOWN PARTIES
CLAIMING ANY RIGHT, TITLE, LIEN OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS LOT 846 COOPERS
HAWK ROAD, KLAMATH FALLS, OR 97601
Defendant**

Case No.: 23CV10449

SHERIFF'S CASE # S24-0336

CERTIFICATE OF SALE UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated January 24, 2024, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had in the following described real property in Klamath County; to-wit:

Lot 846, Running Y Resort, Phase 11, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Commonly known as 846 Coopers Hawk Road, Klamath Falls, OR 97601.

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:

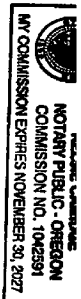
U.S. BANK TRUST NA, AS TRUSTEE OF CABANA SERIES V TRUST

The highest bidder(s) for the sum of \$44,466.18 on 04/03/2024.

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 10/01/2024 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

SHERIFF'S CASE # S24-0336 CERTIFICATE OF SALE UPON EXECUTION



1 Dated: 04/03/2024

Chris Kaber, Sheriff
Klamath County, Oregon

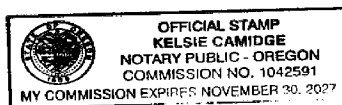
By Vicki Chew
Deputy

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5 Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under
6 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
7 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the use of the property
8 described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument,
9 the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that
10 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
11 approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS
12 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to
13 195.336 and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws
14 2009, and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

15 18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with
16 an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser
17 transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever
18 occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer,
19 provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until
20 there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

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STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on April 8th 2024 by Vickie Chew
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.



[Signature]
Notary for State of Oregon
My Commission Expires: November 30th, 2027

OFFICIAL STAMP

SHERIFF'S CASE # S24-0336 CERTIFICATE OF SALE UPON EXECUTION