

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

2024-009883**Klamath County, Oregon**

11/13/2024 01:06:01 PM

Fee: \$107.00

*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)

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: 2024-003980**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Klamath County Assessor's Office

to correct Legal Description (attached here as exhibit A)

previously recorded in book _____ and page _____, or as fee number 2004-003980."

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	SPACE RESERVED FOR RECORDER'S USE
Grantee: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST	
After recording return to: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST C/O ZBS LAW, LLP 30 Corporate Park, Suite 450 Irvine, CA 92606	
Until requested otherwise send all tax statements to: SN SERVICING 30 Corporate Park, Suite 450 Irvine, CA 92606	

THIS INDENTURE, Made this 7th day of May, 2024, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 18CV41343, Klamath County Sheriff's Office Number S23-0330, in BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY was plaintiff(s) and ALL UNKNOWN HEIRS AND DEVISEES OF SHERRY L. HARTLEY, A DECEASED INDIVIDUAL; PORTFOLIO RECOVERY ASSOCIATES; CITIBANK, N.A.; TARGET NATIONAL BANK; DISCOVER BANK; MAIN STREET ACQUISITION CORPORATION; MIDLAND FUNDING, LLC; 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, was defendant(s), in which a Writ of Execution, which was issued on 08/24/2023, directing the sale of that real property, pursuant to which, on 11/01/2023 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$133,164.45, to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST, 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:

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:

Parcel 1:

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

Parcel 2:

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

More accurately described as:

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.

The street address of the real property to be levied upon 31535 Union Street, Bonanza, OR 97623

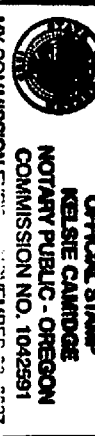
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

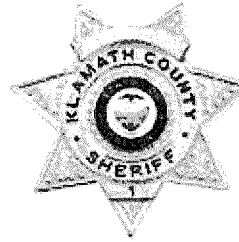
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$56.00.

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



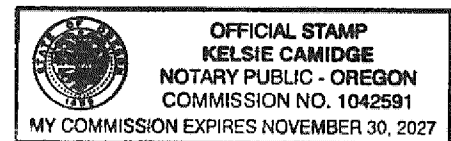
LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY 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 7th May, 2021
by Vickie Chew, Deputy for Chris Kaber, as Sheriff of Klamath County.

Kelsie Camidge
Notary Public for the State of Oregon

My commission expires: November 30th, 2027

Exhibit A

PARCEL 1: Lots 1, 2, 3 and the East 1/3 of Lot 4, in Block 74, Bowne Addition to the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: West 3/4 of Lot 4 through the East 2/3 of Lot 7, and Lots 11 through West 10 feet of Lot 15, in Block 74, Bowne Addition to the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.