

SHERIFF'S DEED

2024-010700

Klamath County, Oregon



00336623202400107000030034

12/11/2024 09:31:19 AM

Fee: \$92.00

Returned at Counter

Grantor:	<b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>
Grantee:	<b>CASITA BONITA, LLC 3612 Birddog Drive Klamath Falls, OR 97603</b>
After recording return to:	<b>CASITA BONITA, LLC 3612 Birddog Drive Klamath Falls, OR 97603</b>
Until requested otherwise send all tax statements to:	<b>CASITA BONITA, LLC 3612 Birddog Drive Klamath Falls, OR 97603</b>

SPACE RESERVED  
FOR  
RECORDER'S USE

THIS INDENTURE, Made on this 11<sup>th</sup> day of December, 2024, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and CASITA BONITA, LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 23CV12165, Klamath County Sheriff's Office Number S24-0337, in plaintiff Specialized Loan Servicing LLC was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF ELAINE SINE, THE UNKNOWN HEIRS AND DEVISEES OF WESLEY SINE AKA WESLEY E SINE AKA WESLEY ELWOOD SINE, LYNN HAEGELAND, ELWOOD SINE, OCCUPANTS OF THE PROPERTY, was defendant(s), in which a WRIT OF EXECUTION IN FORECLOSURE, which was issued on 02/09/2024, directing the sale of that real property, pursuant to which, on 6/12/2024 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$141,500.00, to CASITA BONITA LLC, 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,

MY COMMISSION EXPIRES APRIL 15, 2028

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 in Foreclosure, 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:

THE EASTERLY 75 FEET OF LOT 10, BURNSDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as 3831 Sturdivant Avenue, Klamath Falls, OR 97603.

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.**



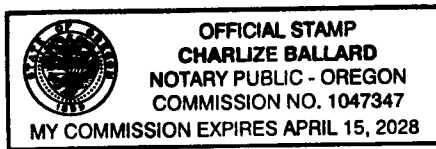
Chris Kaber, Sheriff of Klamath County, Oregon

Hailey Anderson  
Deputy Hailey Anderson

STATE OF OREGON    )  
                                  ) ss  
County of Klamath    )

This instrument was acknowledged before me on 12/11/24,

by Hailey Anderson, Deputy for Chris Kaber, as Sheriff of Klamath County.



Charlize Ballard  
Notary Public for the State of Oregon  
My commission expires: April 15<sup>th</sup> 2028

OFFICIAL STAMP