

SHERIFF'S DEED

2024-010994
Klamath County, Oregon



00336948202400109940030031

12/19/2024 03:40:13 PM

Fee: \$92.00

Grantor:

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

Grantee:

**ADRIAN G MENDEZ AND
JAZMIN MENDEZ
PO BOX 192
MALIN, OR 97632**

After recording return to:

**ADRIAN G MENDEZ AND
JAZMIN MENDEZ
PO BOX 192
MALIN, OR 97632**

Until requested otherwise send all tax
statements to:

**ADRIAN G MENDEZ AND
JAZMIN MENDEZ
PO BOX 192
MALIN, OR 97632**

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 19th day of December, 2024, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Adrian G Mendez and Jazmin Mendez, hereinafter called the grantees; WITNESSETH:

RECITALS: IN A SUIT IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR KLAMATH COUNTY, COURT CASE NUMBER 23CV16953, KLAMATH COUNTY SHERIFF'S OFFICE NUMBER S24-0335, PENNYMAC LOAN SERVICES, LLC, IN WAS PLAINTIFF(S) AND UNKNOWN HEIRS OF DALE E. FERRIS; JENNIFER MICHELLE DOANE; UNKNOWN HEIRS AND DEVISEES OF ZELDA M. FERRIS; JEANIE IFTIGER; STEVEN FERRIS; PARTIES IN POSSESSION, WAS DEFENDANT(S), IN WHICH A WRIT OF EXECUTION, WHICH WAS ISSUED ON 01/09/2024, DIRECTING THE SALE OF THAT REAL PROPERTY, PURSUANT TO WHICH, ON 03/20/2024 THE REAL PROPERTY WAS SOLD, SUBJECT TO REDEMPTION, IN THE MANNER PROVIDED BY LAW, FOR THE SUM OF \$132,000.00, TO ADRIAN G MENDEZ, 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:

Returned at Counter

OFFICIAL STAMP
ALEXANDRA BARBA

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:

LOTS 19, 20, AND 21 IN BLOCK 39 OF SUPPLEMENTAL PLAT OF THE CITY OF MALIN,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

The street address of the real property to be levied upon 2115 RAILROAD AVENUE, MALIN, OR 97632.

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.



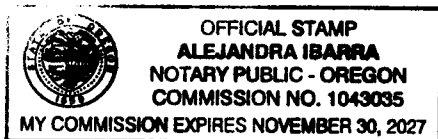
Chris Kaber, Sheriff of Klamath County, Oregon

Hailey Anderson
Deputy Hailey Anderson

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 12-19-24,

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



Alejandra Ibarra
Notary Public for the State of Oregon
My commission expires: 11-30-2027

NOTARY PUBLIC