

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	2025-005745 Klamath County, Oregon  00344315202500057450030032 07/07/2025 10:37:45 AM Fee: \$36.00
Grantee: KLAMATH COUNTY, A political subdivision of the state of Oregon,	
After recording return to: KLAMATH COUNTY, A political subdivision for the state of Oregon	SPACE RESERVED FOR RECORDER'S USE
Until requested otherwise send all tax statements to: Klamath County Property Sales 305 Main St. RM 121 Klamath Falls, OR 97601	

THIS INDENTURE, made this 2nd day of July, 2025, by and between Shane L Mitchell, Sheriff of Klamath County, Oregon, hereinafter called the grantor, KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603 hereinafter called the grantees; KLAMATH COUNTY, A political subdivision of the state of Oregon, In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 23CV00249, 24CV34384, 24CV34413, 24CV34410, 24CV34442 Klamath County Sheriff's Office Number S24-0343, KLAMATH COUNTY CODE ENFORCEMENT in was plaintiff(s) and RAVEN T. SCHWARZ and MATTHEW W. FOLEY JR, was defendant(s), in which a Writ of Execution, which was issued on 08/22/2024, directing the sale of that real property, pursuant to which, on 12/11/2024 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$80,887.39, to Klamath County Code Enforcement, 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:

EXHIBIT A,

Lots 7 and 8, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Commonly known as 4503 Altamont Dr, 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.

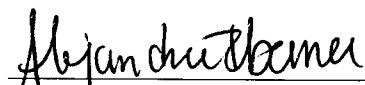
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$56.00.

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.



Shane L. Mitchell, Sheriff of Klamath County, Oregon


Deputy Alejandra Ibarra

OFFICIAL STAMP
HAILEY ANDERSON
NOTARY PUBLIC - OREGON

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 7/2/25.

by Alejandra Ibarra, Deputy for Shane L. Mitchell, as Sheriff of Klamath County.



Hailey Anderson
Notary Public for the State of Oregon
My commission expires: 2/26/27

