

State of Oregon )  
 )  
County of Crook )

Court Case# 18CV52765  
  
Sheriff's Case# SS21001

NOTICE OF SHERIFF'S SALE  
(Real Property)

On the 16<sup>th</sup> day of February, 2021, at the hour of 2 p.m. at the Crook County Sheriff's Office, 308 NE 2<sup>nd</sup> Street, in the City of Prineville, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Crook County, Oregon, to wit:

**Commonly known as 15334 NE O'Neil Highway, Redmond, Oregon 97756**

**Located in Crook County, Oregon:**

**In Township 14 South, Range 14 East of the Willamette Meridian, Crook County, Oregon:**

**Section 27: All**

**Section 34: The North half of the Northeast quarter (N1/2NE1/4)**

**EXCEPTING FROM the above described lands, the following:**

1. A tract of land deeded to School District No. 18 by deed dated January 22, 1904 and recorded April 1, 1904 in book 10 of Deeds at page 570, Records of Crook County, Oregon.
2. Right of way deeded to Deschutes Irrigation and Power Company by deed dated November 1, 1906 and reworded in Book 13 of Deeds at page 474, and Book 23 of Deeds at page 11, Records of Crook County, Oregon.
3. Right of way deeded to Prineville Irrigation Company by deed dated June 27, 1892 and recorded May 16 1893 in Book 5 of deeds at page 66, Records of Crook County, Oregon.
4. Right of way deeded to City of Prineville, Oregon, by deed dates January 27, 1917 and recorded November 13, 1917 in Book 40 of Deeds at page 23, Records of Crook County, Oregon.
5. Right of way deeded to Crooked River Central Ditch Co., by deed dated July 12 1926 and recorded July 19, 1926 in Book 45 of Deeds at page 376, Records of Crook County, Oregon.
6. Right of way deeded to the State of Oregon, by and through its State Highway Commission, by deed dated July 5, 1950 and recorded July 18, 1950 in Book 64 of Deeds at Page 318, Records of Crook County, Oregon.
7. Right of way deeded to Low Line Ditch Co., a corporation, by deed dated February 23, 1905 and recorded February 16, 1951 in Book 65 of Deeds at page 399, Records of Crook County, Oregon

Said sale is made pursuant to a Writ of Execution dated the 5<sup>th</sup> day of January, 2021, issued out of the Circuit Court of the State of Oregon for the County of Crook to me directed in the case of:

GP LLC, an Oregon limited liability company, Plaintiff vs. CHRISTIAN RADABAUGH, individually; RADABAUGH RANCH LLC, an Oregon limited liability company,, Defendants,

**NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY.** You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your rights to redemption, you might not have the right to surplus funds.

*PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY*

*Before bidding at the sale, a prospective bidder should independently investigate:*

- (a) The priority of the lien or interest of the judgment creditor;*
- (b) Land use laws and regulations applicable to the property;*
- (c) Approved uses for the property;*
- (d) Limits on farming or forest practices on the property;*
- (e) Rights of neighboring property owners; and*
- (f) Environmental laws and regulations that affect the property.*

CONDITIONS OF SALE: Only U.S. currency and/or certified cashier's checks made payable to the Crook County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

John Gautney, SHERIFF  
Crook County, Oregon

By \_\_\_\_\_  
Brandi Lange, Civil Deputy

Dates Posted: 1/13/21-2/9/21

**WARNING: You should be careful about this kind of transfer of property. Make sure you understand the documents that you sign. You may still own interests in this property. If you sign the deed to transfer this property, you may be giving up all of your interests in this property, such as redemption rights and rights to "surplus funds." "Surplus funds" are any extra money if the property is sold at the sheriff's execution sale for more than what is owed on the property. If you have questions, talk to a lawyer before signing.**