



KLAMATH COUNTY SHERIFF'S OFFICE

Sheriff Chris Kaber

3300 Vandenberg Rd
Klamath Falls, OR 97603
(541) 883-5130

State of Oregon)
County of Klamath)

Court Case# 23CV38702
Sheriff's Case# S24-0339

NOTICE OF SHERIFF'S SALE (Real Property)

On **May 8, 2024**, at **10:00 AM** at the Klamath County Sheriff's Office, 3300 Vandenberg Ave, Klamath Falls Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Klamath County Sheriff's Office, subject to redemption, description of interest in the following described real property:

LEGAL DESCRIPTION

Lot 31, Block 48 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The property is commonly known as 28205 Drews Road, Sprague River, OR 97639.

Said sale is made pursuant to a Writ of Execution dated **March 4, 2024**, issued out of the Circuit COURT OF THE STATE OF OREGON FOR THE COUNTY OF KLAMATH WRIT ISSUED WHERE PLAINTIFF IS **OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT**, AND DEFENDANT IS **TRACY G. STRAIN, AS POTENTIAL HEIR OR DEVISEE OF DARRYL A. STRAIN; AMANDA LEANNE STRAIN, AS POTENTIAL HEIR OR DEVISEE OF DARRYL A. STRAIN; RANDY C. RUBIN; OREGON COMMUNITY CREDIT UNION; THE UNKNOWN HEIRS AND DEVISEES OF DARRYL A. STRAIN, A DECEASED INDIVIDUAL; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 28205 DREWS ROAD, SPRAGUE RIVER, OR 97639.**

Important Notice to Debtor Regarding Redemption Rights:

1. You should be careful about offers to sell rights to surplus funds.
2. 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).
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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



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(f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Klamath County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Judgement Creditor's Attorney:

ZBS LAW, LLP
5 CENTERPOINTE DR. SUITE 400
LAKE OSWEGO, OR 97035

CHRIS KABER, SHERIFF
Klamath County, Oregon

BY: 

Deputy

Posted: www.oregonsheriffssales.org