

NTC 88252

2010-010850

Klamath County, Oregon

After Recording Return to:
Fidelity National Title
10540 SE Stark Street
Portland, OR 97216



00090169201000108500020029

09/13/2010 03:23:25 PM

Fee: \$42.00

IN THE CIRCUIT COURT FOR THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH



ORIGINAL

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE
INDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006
-3

Plaintiff(s)

vs.

MARY J FORDYCE; AND PERSONS IN POSSESSION OR
CLAIMING RIGHT TO POSSESSION

Defendant(s)

Court No. 09-00577CV
Sheriff's No. J09-0024

SHERIFF'S DEED

THIS DEED made 9/7/2010 between Timothy M. Evinger, Sheriff of Klamath County,
hereinafter called Grantor and

THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2006-3

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ
of Execution and pursuant thereto on 1/20/2010, all of the interest of the
Defendant(s) in the real property was sold at public auction in the manner
provided by law, for the sum of \$60,000.00, to

THE BANK OF NEW YORK MELLON
710 SECOND AVE. SUITE 710
SEATTLE, WA 98104

(206) 676-9640

the highest bidder(s). I executed and delivered to the purchaser a Certificate of
Sale and filed a Return of Sale with the above court, and the time for redeeming (if
any) has expired, the real property has not been redeemed from the sale, and the
Grantee herein is the owner and holder of the Certificate of Sale and has delivered
the Certificate to Grantor. NOW, THEREFORE, in consideration of the sum paid for the
real property, Grantor does hereby convey to Grantee all the interest of the
Defendant(s) in the real property described as follows:

SEE ATTACHED.

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 REGULATION 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 REGULATION THAT AFFECT THE PROPERTY

IN WITNESS WHEREOF, the Grantor has executed this instrument on 9/7/2010.

Timothy M. Evinger, Sheriff
Klamath County, Oregon

By

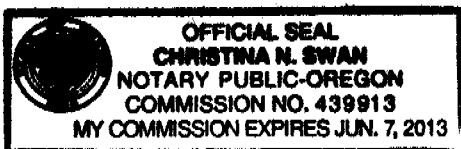
Deputy

Patty Johnson

State of Oregon
County of Klamath

Signed or attested before me on
by *Patty Johnson*

9/7/10



Chad S.

Records Clerk/Notary

42 AM

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of Lot 2, Block 102 Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin marking the Northeasterly corner of Lot 2, Block 102, Buena Vista Addition to the City of Klamath Falls, Oregon; thence South $63^{\circ}22\frac{1}{2}'$ West along the Northerly line of said Lot 2, 44.75 feet to the Northwestern corner of said Lot 2; thence South $26^{\circ}37\frac{1}{2}'$ East along the Westerly line of said Lot 2, 70.55 feet to an iron pin; thence North $44^{\circ}11\frac{1}{2}'$ East 69.50 feet to an iron pipe on the Northeasterly line of said Lot 2; thence North $50^{\circ}22\frac{1}{2}'$ West along the Northeasterly line of said Lot 2, 52.05 feet to the point of beginning.

ALSO the Easterly 40 feet of Lot 3 and the Easterly 40 feet of the Northerly 12.3 feet of Lot 4, Block 102 Buena Vista Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Tax Parcel Number: R409504 and R409613

AL SEAL
IA N. SWAN
BLIC-OREGON
IN NO. 439913
EXPIRES JUN. 7, 2013