

WTC 90002

2012-003756

Klamath County, Oregon



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04/10/2012 02:53:14 PM

Fee: \$47.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Shapiro & Sutherland, LLC

1499 S.E. Tech Center Place, Suite 255

Vancouver, WA 98683

S&S 11-106361

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Sheriff's Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Klamath County Sheriff's Office

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

JPMorgan Chase Bank, N.A. as Successor by operation of law to Washington Mutual Bank

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_ ☐ Other

**5) SEND TAX STATEMENTS TO:**

JPMorgan Chase Bank, N.A.

7255 Baymeadows Way

Jacksonville, FL 32256

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT**

PREVIOUSLY RECORDED IN  
BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."

47 and

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

JP MORGAN CHASE BANK, N.A. AS SUCCESSOR BY  
OPERATION OF LAW TO WASHINGTON MUTUAL  
BANK  
Plaintiff(s)

vs.

UNKNOWN HEIRS OF VIDA VERONICA KENNEDY,  
DECEASED, MICHAEL AGUIAR, KATHLEEN  
SIMPSON, AND WELLS FARGO BANK, NA  
Defendant(s)

Court No. 1101470CV

Sheriff's No. J11-0016

SHERIFF'S DEED

THIS DEED made 4/4/2012 between Timothy M. Evinger, Sheriff of Klamath County, hereinafter called Grantor and

JP MORGAN CHASE BANK

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued a Writ of Execution and pursuant thereto on 9/21/2011, 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 \$157,131.00, to

JP MORGAN CHASE BANK  
1130 SW MORRISON ST Apt. SUITE 210  
PORTLAND, OR 97205

(503) 241-2331

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:

LOT 3, BLOCK 18, NINTH ADDITION TO SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

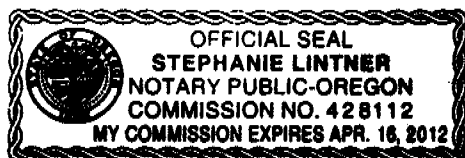
THE STREET ADDRESS OF THE PROPERTY IS 3927 VALINDA WAY, KLAMATH FALLS, OR 97603



IN WITNESS WHEREOF, the Grantor has executed this instrument on 4/4/2012.

Timothy M. Evinger, Sheriff  
Klamath County, Oregon

By Lori Garrard  
Deputy



State of Oregon County  
of Klamath

Signed or attested before me on 4/4/12 by  
Lori Garrard

Stephanie Lintner Records Clerk/Notary

