

2014-000554

Klamath County, Oregon

SHERIFF'S DEED



00147563201400005540030032

01/22/2014 09:45:53 AM

Fee: \$52.00

Grantor:

KLAMATH COUNTY SHERIFF'S OFFICE
3300 VANDENBERG ROAD
KLAMATH FALLS, OR 97603

Grantee:

Federal National Mortgage Association
c/o Financial Freedom
2900 Esperanza Crossing
Austin, TX 78757

After recording return to:

ROBINSON TAIT, P.S.

ATTN: ADAM WALSH

710 SECOND AVE STE 710

SEATTLE WA 98104

Until requested otherwise send all tax statements to:

Federal National Mortgage Association
c/o Financial Freedom
2900 Esperanza Crossing
Austin, TX 78757

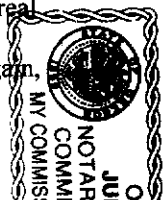
SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 12/10/2013, by and between Klamath County, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Federal National Mortgage Association, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1101583CV, in which Onewest Bank, FSB was plaintiff(s) and Unknown Heirs and Devisees, of Janette S. Birch, Deceased; Janna White; Linda Starkey; Suzanne Eder; Gary Birch; Shawn Birch; John Birch; Elizabeth Hanson; Patricia Brechtel, AKA: Patricia Hampson; The Estate of Janette S. Birch, Deceased; United States of America, Secretary of Housing and Urban Development; and Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Property Described in the Complaint Herein was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 2/11/2013, directing the sale of that real property, pursuant to which, on 5/6/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$104,757.39, to Onewest Bank, FSB, 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:

A PARCEL OF LAND SITUATE IN THE SW ¼ NE ¼ OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE ORIGINAL SOUTHWEST LINE OF THE LAND OF JIM ERIKSON, BEING ALSO A CORNER COMMON TO CRESCENT HEIGHTS SUBDIVISION AND E.B. STUMBAUGH RESERVED LAND, A 5/8 INCH STEEL ROD, FROM WHICH THE NE 1/16 CORNER OF SAID SECTION 30 BEARS NORTH 72°52'07" EAST 481.31 FEET; THENCE ALONG TWO LINES WITH CRESCENT HEIGHTS SUBDIVISION, SOUTH 38°58'09" WEST 100.0 FEET TO A POINT, A 5/8 INCH STEEL ROD; THENCE NORTH 77°00'07" WEST 168.11 FEET TO A POINT, A 5/8 INCH STEEL ROD ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 97 AND 50 FEET FROM THE CENTERLINE THEREOF; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 15°00'13" EAST 180.00 FEET TO A POINT IN A PAVED DRIVEWAY, A CENTER-PUNCHED RAILROAD SPIKE; THENCE ALONG TWO LINES AS AGREED BETWEEN E.B. STUMBAUGH AND JIM ERIKSON: SOUTH 55°46'32" EAST 220.94 FEET TO A POINT, A 5/8 INCH STEEL ROD; SOUTH 15°00'13" WEST, PARALLEL TO U.S. HIGHWAY 97, 10.00 FEET TO THE POINT OF BEGINNING. TAX PARCEL NUMBER : R152943 AND R152916 AND R152792.

AND COMMONLY KNOWN AS 137321 HIGHWAY 97 NORTH, CRESCENT, OREGON 97733.

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 \$30.00.

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.



OFFICIAL SEAL
E. C. ALM
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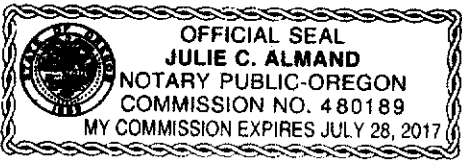
FRANK SKRAH, Sheriff of Klamath County, Oregon

Lori Garrard
Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 12/10/13.

by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.



Julie C. Almand
Notary Public for the State of Oregon
My commission expires 7/28/2017

