SHERIFF'S DEED

2014-001886

Klamath County, Oregon 03/05/2014 01:34:46 PM

Fee: \$52.00

Grantor:

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

Grantee:

Federal National Mortgage Association

After recording return to:

RCO Legal, P.C. Attn: Shawn Morgan 511 SW 10th Ave, Stc. 400 Portland, OR 97205

Until requested otherwise send all tax statements to:

Seterus, Inc. 14523 SW Millikan Way, Suite 200 Beaverton, OR 97005 SPACE RESERVED FOR RECORDER'S USE

THIS INDENTURE, Made this 1/08/2014, by and between Frank Skrah, 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 1200269CV, Klamath County Sheriff's Office Case Number J13-0035, in which Federal National Mortgage Association, its Successors in Interest and/or Assigns was plaintiff(s) and Stephanie Ward; and Occupants of the Premises was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 1/24/2013, directing the sale of that real property, pursuant to which, on 6/12/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$166,384.13, to Federal National Mortgage Association, its Successors in Interest and/or Assigns, 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 PORTION OF THE SE1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 1 DEGREE 14' WEST A DISTANCE OF 680.3 FEET, AND SOUTH 89 DEGREES 26' WEST A DISTANCE OF 1133 FEET, FROM THE IRON PIN WHICH MARKS THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE CONTINUING SOUTH 89 DEGREES 26' WEST A DISTANCE OF 151.5 FEET; THENCE NORTH 1 DEGREE 05' WEST 143.7 FEET; THENCE NORTH 89 DEGREES 24' EAST 56.7 FEET TO THE WESTERLY BOUNDARY OF THE U.S.R.S. DRAIN; THENCE SOUTH 34 DEGREES 19' EAST ALONG THE WESTERLY BOUNDARY OF THE U.S.R.S. DRAIN 172.9 FEET TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING A STRIP 20 FEET WIDE ALONG THE NORTHERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

THE PROPERTY ADDRESS IS 2839 CREST STREET, KLAMATH FALLS, OREGON 97603.

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;

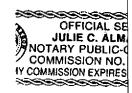
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

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.

Frank Skrah, Sheriff of Klamath County, Oregon

Deputy Lori Garrard

STATE OF OREGON) ss County of Klamath)

This instrument was acknowledged before me on 2 25 14

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

OFFICIAL SEAL
JULIE C. ÄLMAND
NOTARY PUBLIC-OREGON
COMMISSION NO. 4 80189
MY COMMISSION EXPIRES JULY 28, 2017 (

Notary Public for the State of Oregon

My commission expires: 7 28 17