

MT098769

2014-001891

Klamath County, Oregon

03/05/2014 02:32:46 PM

Fee: \$57.00

RECORDING COVER SHEET

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.

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

S&S File No. 10-105573

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

Frank Skrah, Klamath County Sheriff's Office

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

JPMorgan Chase Bank, N.A.

7255 Baymeadows Way

Jacksonville, Florida 32256

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

JPMorgan Chase Bank, N.A.

7255 Baymeadows Way

Jacksonville, Florida 32256

\$10,909.59 Other

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 AT THE REQUEST OF _____ TO

CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND

PAGE _____, OR AS FEE NUMBER _____."

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SHERIFF'S DEED

Grantor:

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

Grantee:

**JPMorgan Chase Bank, National
Association, Successor in Interest by
Purchase from the Federal Deposit
Insurance Corporation as Receiver of
Washington Mutual Bank F/K/A
Washington Mutual Bank, FA**

After recording return to:

**Shapiro & Sutherland, LLC
1499 Tech Center Place, Suite 255
Vancouver, WA 98683**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**JPMorgan Chase Bank, N.A.
7255 Baymeadows Way
Jacksonville, FL 32256**

THIS INDENTURE, Made this 2/25/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and JPMorgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204251CV, in which JPMorgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA was plaintiff(s) and Douglas K. Ivey; Deborah Masters; Doris Ribble, Individually, and as Trustee for the Doris Ribble Trust; the Doris Ribble Trust; Robert McClellan, Individually, and as Trustee for the RSM Revocable Trust; the RSM Revocable Trust, Other Persons or Parties, including Occupants, 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, which was issued on 5/17/2013, directing the sale of that real property, pursuant to which, on 8/14/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$10,909.59, to JPMorgan Chase Bank,



National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, 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:

LOT 12, BLOCK 4, WEST CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

ALSO KNOWN AS 3407-034DB-06400, CHILOQUIN, OREGON 97624

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



OFFICIAL SEAL
JULIE C. ALMAI
NOTARY PUBLIC-OF
COMMISSION NO. 4
COMMISSION EXPIRES J

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.

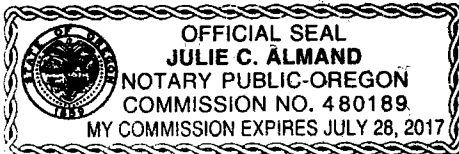
Frank Skrah, Sheriff of Klamath County, Oregon

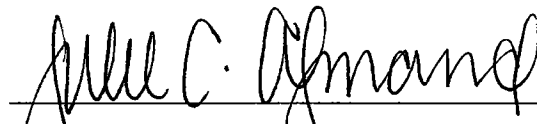

Deputy Lori Garrard

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.




Notary Public for the State of Oregon
My commission expires: 7/28/17

