

**2014-006758**

**Klamath County, Oregon**

**06/25/2014 09:59:39 AM**

**Fee: \$62.00**

After recording please return to:

RCO Legal, P.C.

ATTN: Shawn Morgan

511 SW 10th Ave., Ste. 400

Portland, OR 97205

Ref: 7345.51482

Tax Statements to Be Sent to:

Seterus, Inc.

14523 SW Millikan Way, Suite 200

Beaverton, OR 97005

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*[Space Above This Line For Recording Data]*

#### **ASSIGNMENT OF CERTIFICATE OF SALE**

Recitals: JPMorgan Chase Bank, National Association, (herein the Assignor ) is the plaintiff in the judicial foreclosure action entitled JPMorgan Chase Bank, National Association v. Carol A. Castle aka Carol Ann Castle; et al, Klamath County Circuit Court Case No. 1300539CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor s File No. 2008-005262. The judgment of foreclosure was entered into the court s register on September 20, 2013, and the Writ Abstract was thereafter recorded on March 6, 2014, in Auditor s File No. 2014-001917. The subject real property described as:

Lot 6 of Block 1, Beverly Heights, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

APN: R442649

Commonly known as 191 Leighton Avenue, Klamath Falls, Oregon 97603 ( Property ) was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff s Department on March 24, 2014. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on March 27, 2014. A true copy of the Certificate is hereto attached as Exhibit A.

For value received in the amount of \$10.00, the Assignor does hereby grant, sell, assign, transfer, convey and deliver unto Federal National Mortgage Association ( Fannie Mae ), a corporation organized and existing under the laws of the United States of America (herein the "Assignee"), whose address is 3900 Wisconsin Avenue NW, Washington, DC 20016-2892, the Certificate of Sale, all rights thereunder.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever,  
subject only to the terms and conditions of the above-described Certificate of Sale.

Dated 6-19-14, 2014

JPMorgan Chase Bank, National Association, by  
Seterus, Inc., as attorney-in-fact

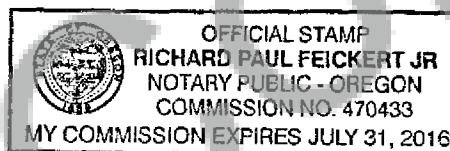
By: [Signature] 6-19-14

Title: Foreclosure Specialist

State of Oregon )  
County of Washington ) ss.

On this 19 day of June, 2014, before me, a Notary  
Public in and for said State, personally appeared Rebecca Graves who signed this  
instrument as the Foreclosure Specialist of Seterus, Inc., as attorney-in-fact for JPMorgan  
Chase Bank, National Association, and on oath stated that (he/she) was authorized to execute the  
instrument and acknowledged it to be the free and voluntary act of such party for the uses and  
purposes mentioned in the instrument.

[Signature]  
Notary signature  
My commission expires: 7-31-2016



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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,  
IT'S SUCCESSORS IN INTEREST AND/OR ASSIGNS  
Plaintiff(s)

vs.

CAROL A. CASTLE AKA CAROL ANN CASTLE;  
KLAMATH PUBLIC EMPLOYEES CREDIT UNION;  
OCCUPANTS OF THE PREMISES; AND THE REAL  
PROPERTY LOCATED AT 191 LEIGHTON AVENUE,  
KLAMATH FALLS, OREGON 97603  
Defendant(s)

Court No. 1300539CV

Sheriff's No. J14-0017

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 1/15/2014, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had, on or after 3/26/2008, in the following described real property in Klamath County; to-wit:

LOT 6 OF BLOCK 1, BEVERLY HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

MORE COMMONLY KNOWN AS 191 LEIGHTON AVENUE, KLAMATH FALLS, OREGON 97603.

After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to redemption, in the manner described by law to:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

the highest bidder(s) for the sum of \$427,112.98, on 3/24/2014.

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Exhibit A  
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That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me, or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of redemption (9/22/2014), unless the real property shall be sooner redeemed according to law.

NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this office along with a fee of \$30.00.

Dated: 3/27/2014

Frank Skrah, Sheriff  
Klamath County, Oregon

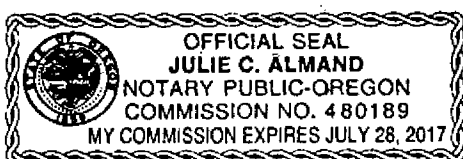
By   
Deputy

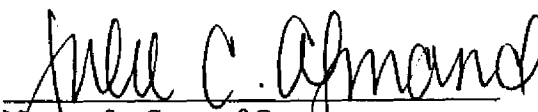
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer, provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until there is a another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on 3/27/14 by  
LORI GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah,  
Sheriff of Klamath County, Oregon.



  
Notary for State of Oregon  
My Commission Expires: