



2014-007772
Klamath County, Oregon
07/25/2014 12:38:21 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. 12-109678

*Original certificate of sale was
not recorded*

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

☒

Other: Assignment of Sheriff's Certificate of Judicial Sale

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

JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC

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

PennyMac Corp.

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

ORS 93.030(5) – Amount in dollars or other

Other

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

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 _____."

ASSIGNMENT OF SHERIFF'S CERTIFICATE OF JUDICIAL SALE

Wherefore, at public auction, and by virtue of writ of execution issued out of the Circuit Court for the County of Klamath the Klamath Sheriff's Office, sold property legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 18 of Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of the vacated alley which inured thereto, vacated by ordinance No. 4850, recorded August 16, 1957 in Volume 286 Page 3, Deed records of Klamath County, Oregon.

And more commonly referred to as: 2100 Park Avenue, Klamath Falls, OR 97601

For the sum of \$341,113.53 to: JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC, Assignor, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to PennyMac Corp. Assignee, whose address is c/o PennyMac Loan Services, LLC, 6101 Condor Drive, Moorpark, California 93021, its successors and assigns, all right, title and interest under Sheriff's Certificate of Sale (a copy of which is attached hereto as "Exhibit A"), dated October 22, 2013, Klamath County, State of Oregon.

Dated this 18th Day of July, 2014

JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC,

By Carl W Foulke JUL 18 2014
Authorized Officer of Assignor

Carl W Foulke Vice President
(Print Name / Title)

STATE OF Ohio)
)ss.
County of Franklin)

On this 18 day of July, 2014, before me, the undersigned a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared Carl W Foulke to me known to be the Vice President of JPMC Specialty Mortgage LLC, its successors and assigns, the corporation that executed the foregoing instrument, and acknowledge the said therein instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein, mentioned, and on oath stated that (s)he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

Henry L Walters Henry L Walters JUL 18 2014
Notary Public in and for the State of Ohio
My commission expires: 5-11-2019



HENRY L. WALTERS
Notary Public, State of Ohio
My Comm. Expires 05/11/2019

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

JPMC SPECIALTY MORTGAGE LLC F/K/A WM
SPECIALTY MORTGAGE LLC
Plaintiff(s)

vs.

SANDRA L. NYBACK SMITH AKA SANDRA SMITH;
KLAMATH COUNTY; OREGON AFFORDABLE HOUSING
ASSISTANCE CORPORATION, OTHER PERSONS OR
PARTIES, INCLUDING OCCUPANTS, UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN
THE PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN
Defendant(s)

Court No. 1300364CV
Sheriff's No. J13-0096

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 6/24/2013, 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 5/13/2013, in the following described real property in Klamath County; to-wit:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 IN BLOCK 18 OF MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH INCURRED THERETO, VACATED BY ORDINANCE NO. 4850, RECORDED AUGUST 16, 1957 IN VOLUME 286 PAGE 3, DEED RECORDS OF KLAMATH COUNTY, OREGON.

THE STREET ADDRESS OF THE PROPERTY IS 2100 PARK AVENUE, KLAMATH FALLS, OR 97601.

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:

JPMC SPECIALTY MORTGAGE LLC
F/K/A WM SPECIALTY MORTGAGE LLC

the highest bidder(s) for the sum of \$341,113.53, on 10/18/2013.



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 (4/16/2014), 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: 10/22/2013

Frank Skrah, Sheriff
Klamath County, Oregon

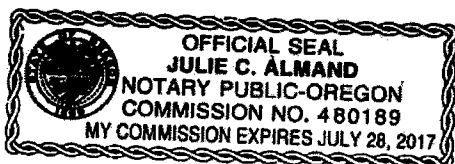
By Lori Garrard
Deputy

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 10/23/13 by
LORI GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah,
Sheriff of Klamath County, Oregon.



Julie C. Almand
Notary for State of Oregon
My Commission Expires: 7/28/17

