



2014-008425

Klamath County, Oregon

08/12/2014 02:38:43 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

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

☒ X

Sheriff's Deed

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

Frank Skrah, Sheriff of Klamath County, Oregon

**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

PennyMac Loan Services, LLC

\$341,113.53 Other

6101 Condor Drive

Moorpark, California 93021

**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 the title company \_\_\_\_\_ TO**

**CORRECT the grantee's name \_\_\_\_\_ PREVIOUSLY RECORDED IN**

**BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER Instrument No: 2014-0047773 \_\_\_\_\_."**

**SHERIFF'S DEED**

<b>Grantor:</b>  <b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>	<b>SPACE RESERVED FOR RECORDER'S USE</b>
<b>Grantee:</b>  <b>PennyMac Corp.</b>	
<b>After recording return to:</b>  <b>Shapiro &amp; Sutherland, LLC 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683</b>	
<b>Until requested otherwise send all tax statements to:</b>  <b>PennyMac Corp 6101 Condor Drive Moorpark, CA 93021</b>	

THIS INDENTURE, Made this 4/29/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and PennyMac Corp., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1300364CV, Klamath County Sheriff's Office Number J13-0096, in which JPMC Specialty Mortgage LLC F/K/A WM Specialty Mortgage LLC was plaintiff(s) and 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 was defendant(s), in which a Writ of Execution, which was issued on 06/24/2013, directing the sale of that real property, pursuant to which, on 10/18/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$341,113.53, to JPMC Specialty Mortgage LLC F/K/A WM Specialty Mortgage LLC, 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:

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 INURRED 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.

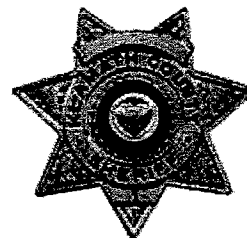
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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.

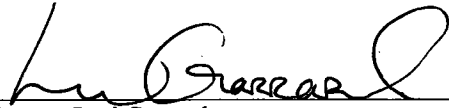
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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



OFFICIAL SE  
HANIE M. L  
RY PUBLIC  
SSION NO.  
SION EXPIRES

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

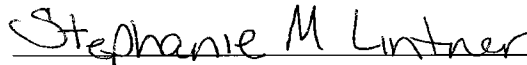
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 8/4/14.

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

