

SHERIFF'S DEED



Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603
Grantee: Federal National Mortgage Association
After recording return to: Shapiro & Sutherland, LLC 7632 SW Durham Road, Suite 350 Tigard, OR 97224
Until requested otherwise send all tax statements to: Federal National Mortgage Association Two Galleria Tower, Suite 950 13455 Noel Road Dallas, TX 75240

2014-008451
 Klamath County, Oregon
 08/13/2014 12:48:43 PM
 Fee: \$52.00

SPACE RESERVED
 FOR
 RECORDER'S USE

THIS INDENTURE, Made this 8/7/2014, 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 1302704CV, Klamath County Sheriff's Office Number J13-0126, in which JPMorgan Chase Bank, National Association was plaintiff(s) and Michael D. Davis; Brandy R. Davis; Carter-Jones Collection Service, Inc. DBA Carter Jones Collection Services; Portfolio Recovery Associates, L.L.C. DBA Portfolio Recovery Association, 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 11/1/2013, directing the sale of that real property, pursuant to which, on 1/24/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$185,833.60, to JPMorgan Chase Bank, National Association, 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.

5200

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:

THE SE ¼ OF THE NE ¼ AND THE N ½ OF THE SE ¼ OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING SOUTH OF THE USBR NORTH CANAL.

EXCEPT THE EAST 30 FEET CONVEYED TO KLAMATH COUNTY BY DEED RECORDED SEPTEMBER 11, 1956 IN VOLUME 286, PAGE 512, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION WITHIN THE USBR GALE LATERAL CANAL.

ALSO EXCEPTING THEREFROM BEGINNING AT THE SOUTHWEST CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF SAID NW ¼ SE ¼ A DISTANCE OF 1092 FEET MORE OR LESS TO AN EXISTING FENCE; THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE NW ¼ SE ¼ TO THE SOUTH LINE OF THE USBR CANAL; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE CANAL TO THE WESTERLY LINE OF THE NW ¼ SE ¼; THENCE SOUTH TO THE POINT OF BEGINNING. ALL LYING IN KLAMATH COUNTY, OREGON.

AND COMMONLY KNOWN AS 8990 GALE ROAD, BONANZA OR 97623.

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.

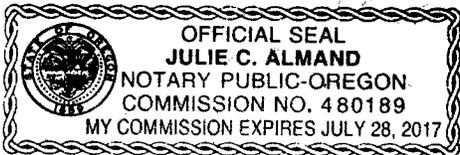


Frank Skrah, Sheriff of Klamath County, Oregon

Lori Garrard
Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 8/7/14
by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.



Julie C. Almand
Notary Public for the State of Oregon
My commission expires: 7/28/17