

**2014-009868**

Klamath County, Oregon

09/23/2014 10:14:36 AM

Fee: \$62.00

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, LLC1499 SE Tech Center Place, Suite 255Vancouver, WA 98683S&S File No. 10-104845**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Assignment of Sheriff's Certificate of Judicial Sale

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

JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation, as Receiver of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA

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

JPMorgan Chase Bank, National Association

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

ORS 93.030(5) – Amount in dollars or other

\$10,650.50 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:

PARCEL 1:

A parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 285.72 feet North and 1,300.86 feet East of the Southwest corner, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, which point is located on East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of Williamson River; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to the point of beginning.

EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306 at page 467, Deed Records of Klamath County, Oregon.

PARCEL 2:

A portion of SE1/4 SW1/4 SW1/4 Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at a point 285.72 feet North and 1,039.46 feet East of the Southwest corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence East 100 feet; thence South 50 feet; thence West 100 feet; thence North 50 feet to the point of beginning, all located within Government Lot 7.

And more commonly referred to as: Ptn Lot 7, Sec 34, T34S, R7E, Chiloquin, OR 97624

For the sum of \$10,650.50 to: JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation, as Receiver of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA, Assignor, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to JPMorgan Chase Bank, National Association, Assignee, whose address is c/o JPMorgan Chase Bank, N.A., 7255 Baymeadows Way, Jacksonville, Florida 32256, 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 February 14, 2014, Klamath County, State of Oregon.

Dated this 27 Day of August, 2014

JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation, as Receiver of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA,

By Mary Owens 8/27/14
Authorized Officer of Assignor

Mary Owens Vice President

(Print Name / Title)

STATE OF Ohio)
)ss.
County of Franklin)

On this 27 day of AUGUST, 2014, before me, the undersigned a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared Mary Owens to me known to be the Vice President of JPMorgan Chase Bank NA, 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
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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST BY PURCHASE FROM THE
FEDERAL DEPOSIT INSURANCE CORPORATION, AS A
RECEIVER OF WASHINGTON MUTUAL BANK,
FORMERLY KNOWN AS WASHINGTON MUTUAL
BANK, FA,
Plaintiff(s)

vs.

DOUGLAS K. IVEY; DEBORAH MASTERS; ROBERT
MCCLELLAN, INDIVIDUALLY AND AS TRUSTEE OF
THE RSM REVOCABLE TRUST; DORRIS RIBBLE,
INDIVIDUALLY AND AS TRUSTEE OF THE DORRIS
RIBBLE TRUST; SIG-BRITT IVEY, 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. 1301220CV

Sheriff's No. J13-0137

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 11/27/2013, 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 8/28/2007, in the following described real property in Klamath County; to-wit:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 7 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 285.72 FEET NORTH AND 1,300.86 FEET EAST OF THE SOUTHWEST CORNER, SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS LOCATED ON THE EAST BOUNDARY OF LOT 7, SAID SECTION 34; THENCE SOUTH 147.90 FEET TO A STAKE AT EDGE OF WILLIAMSON RIVER; THENCE SOUTH 85° WEST FOR 200 FEET; THENCE SOUTH 43° WEST 91.20 FEET; THENCE NORTH 231.80 FEET; THENCE EAST 261.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE 100 FOOT BY 50 FOOT PARCEL CONVEYED TO LLOYD LOTCHES BY LAND STATUS REPORT RECORDED IN BOOK 306 AT PAGE 467, DEED RECORDS OF KLAMATH COUNTY, OREGON.

AND A PORTION OF THE SE ¼ OF THE SW ¼ OF THE SW ¼ OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A POINT 285.72 FEET NORTH AND 1,039.46 FEET EAST OF THE SOUTHWEST



CORNER OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 100 FEET; THENCE SOUTH 50 FEET; THENCE WEST 100 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, ALL LOCATED WITHIN GOVERNMENT LOT 7.

CODE 118 MAP 3407-034CC TL 01200 KEY #198217
CODE 118 MAP 3407-034CC TL 01100 KEY #198208

MORE COMMONLY KNOWN AS PTN LOT 7, SEC 34, T34S, R7E, CHILOQUIN, OR 97624.

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, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS A RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA

the highest bidder(s) for the sum of \$10,650.50, on 2/12/2014.

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 (8/11/2014), 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: 2/14/2014

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.

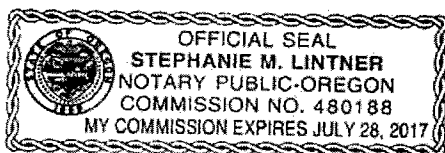
18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in

OFFICIAL SEAL
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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 2-14-14 by
Lori Garrard, as a duly appointed and commissioned Deputy of Frank Skrah,
Sheriff of Klamath County, Oregon.



Stephanie M Lintner
Notary for State of Oregon
My Commission Expires:

NER
GON
10188
JULY 28, 2017