

**RECORDING COVER SHEET** PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2014-009957****Klamath County, Oregon****09/25/2014 12:36:15 PM****Fee: \$67.00****AFTER RECORDING RETURN TO:**

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as  
Trustee as successor by merger to LaSalle Bank, National Association as Trustee for Washington Mutual  
Mortgage Pass-Through Certificates WMALT 2006-AR1  
C/O Select Portfolio Servicing, Inc.  
3815 S.W. Temple  
Salt Lake City, UT 84115-4412

**M&H File #: OR-12-523905-JUD****1. TITLE OF THE TRANSACTION (ORS 205.234a)**

SHERIFF'S DEED

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**2. Direct Party/Grantor(s) and Address: (ORS 205.160)**

Klamath County Sheriff's Office  
3300 Vandenberg Rd  
Klamath Falls, OR 97603

**3. Indirect Party/Grantee(s)/Plaintiff and Address: (ORS 205.1251a and 205.160)**

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as  
Trustee as successor by merger to LaSalle Bank, National Association as Trustee for Washington Mutual  
Mortgage Pass-Through Certificates WMALT 2006-AR1

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3815 S.W. Temple

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Salt Lake City, UT 84115-4412

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**4. Trustor(s)/Defendant(s) and Address:**

Cari McMahon Aka Cari D. Lewis  
McMahon  
65 PINE ST.  
KLAMATH FALLS , OR 97601

Cari McMahon Aka Cari D. Lewis  
McMahon  
1249 Cedar Dell LN  
Ellison Bay , WI 54210

Russell McMahon  
65 PINE ST.  
KLAMATH FALLS , OR 97601

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ \$124,633.70

**6. SEND TAX STATEMENTS TO:**

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as  
Trustee as successor by merger to LaSalle Bank, National Association as Trustee for Washington Mutual  
Mortgage Pass-Through Certificates WMALT 2006-AR1

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C/O Select Portfolio Servicing, Inc.

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3815 S.W. Temple

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Salt Lake City, UT 84115-4412

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**7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Being Re-Recorded to correct** \_\_\_\_\_

**Previously recorded as Document No.** \_\_\_\_\_

**SHERIFF'S DEED**

Grantor:

**KLAMATH COUNTY SHERIFF'S  
OFFICE  
3300 VANDENBERG ROAD  
KLAMATH FALLS, OR 97603**

Grantee:

**U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR IN  
INTEREST TO BANK OF AMERICA,  
NATIONAL ASSOCIATION AS  
TRUSTEE AS SUCCESSOR BY  
MERGER TO LASALLE BANK,  
NATIONAL ASSOCIATION AS  
TRUSTEE FOR WASHINGTON  
MUTUAL MORTGAGE PASS-  
THROUGH CERTIFICATES WMALT  
2006-AR1**

After recording return to:

**Select Portfolio Servicing, Inc.  
3815 S.W. Temple  
Salt Lake City, UT 84115-4412**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR IN INTEREST  
TO BANK OF AMERICA, NATIONAL  
ASSOCIATION AS TRUSTEE AS  
SUCCESSOR BY MERGER TO LASALLE  
BANK, NATIONAL ASSOCIATION AS  
TRUSTEE FOR WASHINGTON MUTUAL  
MORTGAGE PASS-THROUGH  
CERTIFICATES WMALT 2006-AR1  
C/O Select Portfolio Servicing, Inc.  
3815 S.W. Temple  
Salt Lake City, UT 84115-4412**

THIS INDENTURE, Made this 9/15/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT 2006-AR1, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1300633CV, Klamath County Sheriff's Office Number J13-0142, in which



U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT 2006-AR1 THROUGH ITS LOAN SERVICING AGENT JP MORGAN CHASE BANK, N.A was plaintiff(s) and RUSSELL L. MCMAHON; CARI D. LEWIS MCMAHON AKA CARI DAWN LEWIS; WELLS FARGO BANK, N.A.; SOUTH VALLEY BANK & TRUST; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 11/21/2013, directing the sale of that real property, pursuant to which, on 2/21/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$124,633.70, to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT 2006-AR1 THROUGH ITS LOAN SERVICING AGENT JP MORGAN CHASE BANK, N.A, 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,

OFFICE  
JULIE C.  
NOTARY PUBLIC  
COMMISSIONER  
COMMISSION E

and assigns, that certain real property situated in Klamath County, Oregon, described as follows,  
to-wit:

ALL OF LOT 4, BLOCK 4, TOWN OF LINKVILLE, NOW THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON. EXCEPTING THEREFROM THAT PORTION OF SAID LOT FORMERLY CONVEYED BY ADA H. SMITH, ET VIR, TO CHAS. E. WORDEN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF EWAUNA STREET (FORMERLY JUNIPER STREET), WHERE THE LINE BETWEEN LOTS 4 AND 6 IN SAID BLOCK 4 INTERSECTS THE SAID EASTERLY LINE OF EWAUNA STREET; THENCE SOUTHERLY ALONG THE LINE BETWEEN SAID LINE OF LOTS 4 AND 6 IN SAID BLOCK 4, 55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTHWESTERLY AT RIGHT ANGLES 28.81 FEET TO THE EASTERLY LINE OF SAID EWAUNA STREET; THENCE ALONG SAID EASTERLY LINE 62.08 FEET TO THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS 65 PINE STREET, KLAMATH FALLS, OR 97601; APN/PARCEL# OF THE SUBJECT PROPERTY IS R475346.

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.

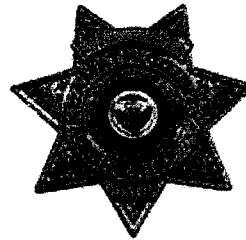
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

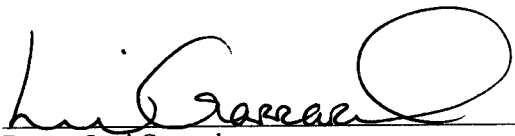
**BEFORE SIGNING OR ACCEPTING THIS  
INSTRUMENT, THE PERSON TRANSFERRING**

A circular notary seal for the State of Oregon. The outer ring contains the text "NOTARY PUBLIC" at the top and "STATE OF OREGON" at the bottom. The inner circle contains the text "L. SEAL", "ALMAND", "LIC-OREGON", "NO. 48016", and "EXPIRES JULY 2018".

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.



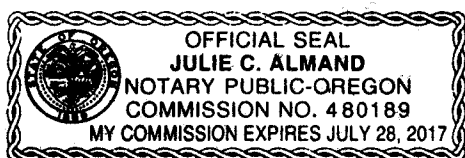
Frank Skrah, Sheriff of Klamath County, Oregon

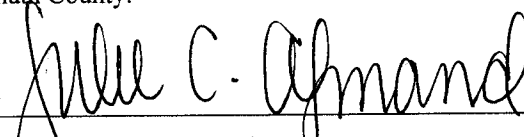
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 9/16/14,

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