

2014-010207

Klamath County, Oregon

10/02/2014 09:50:14 AM

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  
7632 SW Durham Road, Suite 350  
Tigard, Oregon 97224  
S&S File No. 12-109289

Recording requested by:  
LPS-Default Title  
3220 El Camino Real  
Irvine, CA 92602

**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

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

Federal National Mortgage Association

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

ORS 93.030(5) – Amount in dollars or other

\$189,373.69 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:

The land described as follows:

Lot 14 in Block 6 of Tract 1035, Gatewood, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

The improvement being commonly known as 5089 Sumac Avenue, Klamath Falls, Oregon 97603.

Being the same lot or parcel of ground which by deed dated June 22, 2000 and recorded among the land records of Klamath County, in Volume M00 Page 22960, was granted and conveyed by Leroy Scott and Phyllis G. Scott, as tenants by the entirety, unto Anthony W. Bush and Amy L. Bush, husband and wife.

And more commonly referred to as: 5089 Sumac Avenue, Klamath Falls, OR 97603

For the sum of \$189,373.69 to: JPMorgan Chase Bank, National Association, **Assignor**, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to Federal National Mortgage Association, **Assignee**, whose address is c/o Two Galleria Tower - Suite 950, 13455 Noel Road Dallas, TX 75240, 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 June 4, 2014, Klamath County, State of Oregon.

Dated this 25<sup>th</sup> Day of September, 2014

JPMorgan Chase Bank, National Association,

By Johnna May SEP 25 2014  
Authorized Officer of Assignor

Johnna May Vice President  
(Print Name / Title)

STATE OF Ohio )  
 )ss.  
County of Franklin )

On this 25<sup>th</sup> day of September, 2014, before me, the undersigned a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared Johnna May 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.

Ashley L. Bond Ashley L. Bond SEP 25 2014  
Notary Public in and for the State of Ohio  
My commission expires: 12/10/2018



ASHLEY L. BOND  
Notary Public, State of Ohio  
My Commission Expires 12/10/2018

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

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

Plaintiff(s)

vs.

ANTHONY W. BUSH; AMY L. BUSH;  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.; FIRST MARINER BANK;  
CAPITAL ONE BANK (USA), NATIONAL  
ASSOCIATION; FIRST EQUITY CARD  
CORPORATION; STATE OF OREGON; UNITED  
STATES OF AMERICA, 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. 1301608CV  
Sheriff's No. J13-0149

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 12/11/2013, 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 1/17/2006, in the following described real property in Klamath County; to-wit:

LOT 14 IN BLOCK 6 OF TRACT 1035, GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

THE IMPROVEMENT BEING COMMONLY KNOWN AS 5089 SUMAC AVENUE, KLAMATH FALLS, OREGON 97603.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED JUNE 22, 2000 AND RECORDED AMONG THE LAND RECORDS OF KLAMATH COUNTY, IN VOLUME M00 PAGE 22960, WAS GRANTED AND CONVEYED BY LEROY SCOTT AND PHYLLIS G. SCOTT, AS TENANTS BY THE ENTIRETY, UNTO ANTHONY W. BUSH AND AMY L. BUSH, HUSBAND AND WIFE.

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

the highest bidder(s) for the sum of \$189,373.69, on 5/28/2014.

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 (11/24/2014), 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: 6/4/2014

Frank Skrah, Sheriff  
Klamath County, Oregon

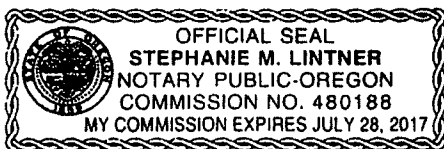
By *Julie Almand*  
Deputy

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 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 June 4, 2014 by Julie Almand, 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: July 28, 2017