

2014-010366

Klamath County, Oregon



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10/07/2014 09:09:46 AM

Fee: \$62.00

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the County Recording Office

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person
presenting the attached instrument for recording.
Any errors in this cover sheet do not effect the
transaction (s) contained in the instrument itself

After recording return to:

Robinson Tait, P.S.
710 2nd Avenue, Suite 710
Seattle, WA 98104
(206) 676-9640
Case No. 60128-6167-JUD-2

1. Title(s) of Transaction(s) ORS 205.234(a) Sheriff's Deed
2. Direct Parties/Grantor(s) ORS 205.125(1)(a) and ORS 205.160

Frank Skrah, Sheriff of Klamath County, State of Oregon

Michael D. Labounty

Susan D. Labounty

3. Indirect party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160 N/A

The Bank of New York Mellon, f/k/a The Bank of New York as successor trustee to JPMORGAN CHASE BANK, N.A., as Trustee Under Pooling and Servicing Agreement Dated as of November 1, 2005 Soundview Home Loan Trust 2005-CTX1, Asset-Backed Certificates, Series 2005-CTX1
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4. Trustee Address: (If required): N/A
5. True and Actual Consideration ORS 93.030

\$137,000.00

6. Send Tax Statements to:

Ocwen Loan Servicing, LLC
12650 Ingenuity Drive
Orlando, FL 32826

7. 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 _____

SHERIFF'S DEED

Grantor:

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

Grantee:

**THE BANK OF NEW YORK MELLON,
F/K/A THE BANK OF NEW YORK AS
SUCCESSOR TRUSTEE TO JPMORGAN
CHASE BANK, N.A., AS TRUSTEE
UNDER POOLING AND SERVICING
AGREEMENT DATES AS OF
NOVEMBER 1, 2005 SOUNDVIEW
HOME LOAN TRUST 2005-CTX1,
ASSET-BACKED CERTIFICATES,
SERIES 2005-CTX1
c/o Ocwen Loan Servicing, LLC
12650 Ingenuity Drive
Orlando, FL 32826**

After recording return to:

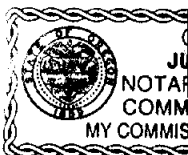
**Altisource
Attn: Asset Resolution
PO Box 105130
Atlanta, GA 30348**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Ocwen Loan Servicing, LLC
12650 Ingenuity Drive
Orlando, FL 32826**

THIS INDENTURE, Made this 9/16/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATES AS OF NOVEMBER 1, 2005 SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1, hereinafter called the grantee;
WITNESSETH:



RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302383CV, Klamath County Sheriff's Office Number J13-0148, in which THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATES AS OF NOVEMBER 1, 2005 SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 was plaintiff(s) and MICHAEL D. LABOUNTY, SUSAN D. LABOUNTY, AND PERSONS OR PARTIES 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 in Foreclosure, which was issued on 12/10/2013, directing the sale of that real property, pursuant to which, on 2/19/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$105,000.00, to THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATES AS OF NOVEMBER 1, 2005 SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1, 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:

A TRACT OF LAND SITUATED IN THE S1/2 SE1/4 SE ¼ OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF THE S1/2 SE1/4 SE ¼ OF SAID SECTION 8, LYING EAST OF AN EXISTING GRAVELED ROAD DESCRIBED IN DEED VOLUME M75, PAGE 15158, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 SE1/4 SE ¼ OF SAID SECTION 8; THENCE SOUTH 01°06'22" WEST 75 FEET; THENCE SOUTH 75°51'11" WEST, 747.04 FEET MORE OR LESS TO THE CENTERLINE OF SAID EXISTING GRAVELED ROAD; THENCE ALONG THE CENTERLINE OF SAID EXISTING ROAD THE FOLLOWING COURSES: NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS – 500.00 FEET, CENTRAL ANGLE 25°08'35") 219.41 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS – 500 FEET, CENTRAL ANGLE 01°42'00") 14.84 FEET; THENCE NORTH 31°16'01" WEST 57.18 FEET MORE OR LESS TO THE NORTH LINE OF THE S ½ SE1/4SE1/4; THENCE SOUTH 87°31'08" EAST 833.01 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH PERMANENT NON-EXCLUSIVE EASEMENTS 60 FEET IN WIDTH OVER ACROSS THE S1/2 NE1/4 AND NW1/4 SE1/4 SECTION 17; THE S 1/2NW1/4 NW OF SECTION 16 AND S ½ NE1/4 NE1/4 OF SECTION 17; THE N1/2 NW ¼ NW1/4 OF SECTION 16; ALL IN TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 7, 1975 IN VOLUME M75, PAGE 1604, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON,

ALSO TOGETHER WITH AN EASEMENT FOR THAT EXISTING CINDER ROAD IN ITS PRESENT LOCATION AS CONTAINED IN EASEMENTS RECORDED JUNE 18, 1974 IN VOLUME M74, PAGE 7514, AND RECORDED MARCH 7, 1979 IN VOLUME M79, PAGE 5220 AND 5222, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

MORE COMMONLY KNOWN AS 5147 ROUND LAKE ROAD, KLAMATH FALLS, OREGON 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;

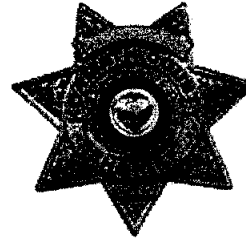
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

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

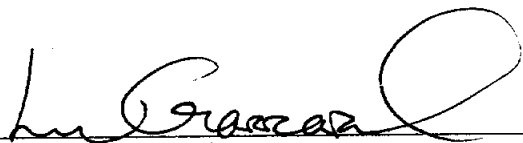
IN WITNESS WHEREOF, the grantor has executed this instrument.

AL
AND
REGON
480189
JULY 28,

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.



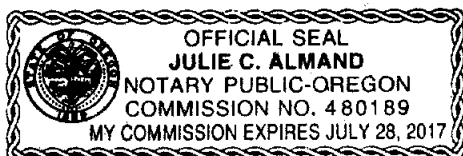
Frank Skrah, Sheriff of Klamath County, Oregon

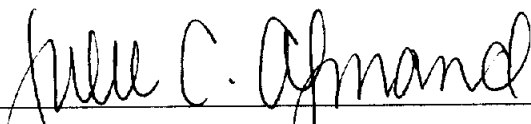

Deputy Lori Garrard

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