

2014-010521

Klamath County, Oregon

10/08/2014 12:39:41 PM

Fee: \$62.00

After recording please return to:
RCO Legal, P.C.
ATTN: Aaron Rabirotff
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Ref: 7827.50330

Tax Statements to Be Sent to:
OneWest Bank, NA
6900 Beatrice Dr.
Kalamazoo, MI 49009

*[Space Above This Line For Recording Data]*_____

ASSIGNMENT OF CERTIFICATE OF SALE

Recitals: OneWest Bank N.A. (formerly known as OneWest Bank, FSB), (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled OneWest Bank, FSB v. Unknown Heirs of Elida Legget; et al., Klamath County Circuit Court Case No. 1300450CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. 2007-016052. The judgment of foreclosure was entered into the court's register on November 19, 2013, and the Writ Abstract was thereafter recorded on June 23, 2014, in Auditor's File No. 2014-006645. The subject real property described as:

LOT 38 OF PERRY'S ADDITION TO LLOYD'S TRACTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

APN: R552510

Commonly known as 4861 Laverne Avenue, Klamath Falls, Oregon 97603 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on July 07, 2014. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on July 7, 2014. A true copy of the Certificate is hereto attached as Exhibit A.

For value received in the amount of \$10.00, the Assignor does hereby grant, sell, assign, transfer, convey and deliver unto Federal National Mortgage Association (herein the "Assignee"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the Certificate of Sale, all rights thereunder

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Certificate of Sale.

Dated OCT 06 2014, 2014.

OneWest Bank N.A. (formerly known as OneWest Bank, FSB)

By: Rex L Lamb Rex L Lamb

Title: Vice President

State of Texas)

) ss.

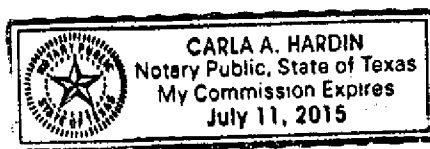
County of Travis)

On this _____ day of OCT 06 2014, 2014, before me, a Notary Public in and for said State, personally appeared Rex L Lamb who signed this instrument as the Vice President of OneWest Bank N.A. (formerly known as OneWest Bank, FSB), and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Carla A. Hardin

Notary signature

My commission expires: JUL 11 2015



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

ONEWEST BANK, FSB, ITS SUCCESSORS
IN INTEREST AND/OR ASSIGNS

Plaintiff(s)

vs.

UNKNOWN HEIRS OF ELIDA LEGGET; DAVID
LEGGET; MARK LEGGET; LISA WEATHERBY;
UNITED STATES OF AMERICA; STATE OF
OREGON; OCCUPANTS OF THE PREMISES;
AND THE REAL PROPERTY LOCATED AT 4861
LAVERNE AVENUE, KLAMATH FALLS,
OREGON 97603

Defendant(s)

Court No. 1300450CV
Sheriff's No. J14-0062

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 4/11/2014, 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 9/7/2007, in the following described real property in Klamath County; to -wit:

LOT 38 OF PERRY'S ADDITION TO LLOYD'S TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

AND MORE COMMONLY KNOWN AS 4861 LAVERNE AVENUE, KLAMATH FALLS, OREGON 97603.

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:

ONEWEST BANK, FSB, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS

the highest bidder(s) for the sum of \$120,500.00, on 7/7/2014.

EXHIBIT

1A

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OF

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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 (1/5/2015), 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: 7/7/2014

Frank Skrah, Sheriff
Klamath County, Oregon

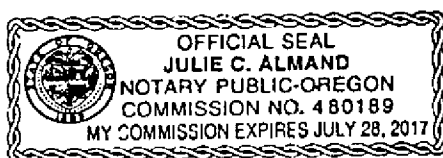
By Lori Garrard
Deputy

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 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 7/7/14 by
LORI GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah,
Sheriff of Klamath County, Oregon.



Julie C. Almand
Notary for State of Oregon
My Commission Expires: 7/28/17

EXHIBIT 11

