

SHERIFF'S DEED

2014-010707  
Klamath County, Oregon  
10/14/2014 01:40:10 PM  
Fee: \$52.00

Grantor:

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

Grantee:

Federal National Mortgage Association

After recording return to:

RCO Legal, P.C.  
Attn: Aaron Rabirotf  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

JPMorgan Chase Bank, National  
Association  
JPMorgan Chase Bank, N.A.  
800 Brooksedge Boulevard  
Mail Code OH4-7302  
Westerville, OH 43081

THIS INDENTURE, Made this 10/7/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon,  
hereinafter called the grantor, and Federal National Mortgage Association, hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204404CV, Klamath County Sheriff's Office Number J14-0016, in which JPMorgan Chase Bank, National Association, its successors in interest and/or assigns was plaintiff(s) and Roger R. Cummins; Marla J. Cummins; Robert F. Nichols, Jr.; State of Oregon; and occupants of the premises was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 1/2/2014, directing the sale of that real property, pursuant to which, on 3/24/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$152,570.43, to JPMorgan Chase Bank, National Association, 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:

I HEREBY CERTIFY that, by virtue of a certain WRIT OF EXECUTION, to me directed from the above entitled Circuit Court, in favor of the above Plaintiff(s), dated 1/2/2014, I did on 2/12/2014 11:58:00 AM levy upon that certain Real Property situated in Klamath County, State of Oregon, known and described as follows, to wit:

REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1 AND 2, BLOCK 6, ORIGINAL TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS), IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THIRD STREET WHICH IS SOUTHEASTERLY ALONG SAID LINE A DISTANCE OF 45 FEET FROM THE POINT OF INTERSECTION OF SAID LINE WITH THE LINE BETWEEN LOTS 1 AND 8 IN BLOCK 6 OF ORIGINAL TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS), OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTHWESTERLY PARALLEL WITH SAID LINE BETWEEN LOTS 1 AND 8 A DISTANCE OF 64 FEET 3 INCHES TO A POINT; THENCE NORTHWESTERLY PARALLEL WITH SAID LINE OF THIRD STREET 8 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID LINE BETWEEN LOTS 1 AND 8 A DISTANCE OF 12 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID LINE OF THIRD STREET TO THE SOUTHEASTERLY LINE OF LOT 2 IN SAID BLOCK 6; THENCE NORTHEASERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 2 AND 1 A DISTANCE OF 76 FEET 3 INCHES, MORE OR LESS, TO THE MOST EASTERLY CORNER OF LOT 1; THENCE NOTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THIRD STREET A DISTANCE OF 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

MORE COMMONLY KNOWN AS 204 NORTH 3RD STREET, 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.

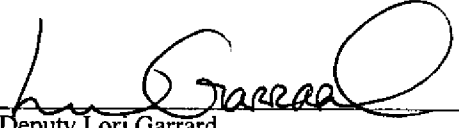
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,**

OFFICIAL SEAL  
EPHANIE M. LINT  
ARY PUBLIC-ORE  
MISSION NO. 48  
MISSION EXPIRES JUL

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.



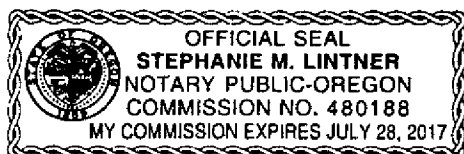
Frank Skrah, Sheriff of Klamath County, Oregon

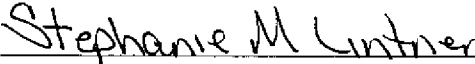
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 10/7/14,

by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.



  
Notary Public for the State of Oregon  
My commission expires: July 28, 2017

