

**2014-010724**

**Klamath County, Oregon**

**10/14/2014 03:27:09 PM**

**Fee: \$62.00**

After recording please return to:  
RCO Legal, P.C.  
ATTN: Shawn Morgan  
511 SW 10th Ave., Ste. 400  
Portland, OR 97205  
Ref: 8251.50125

Tax Statements to Be Sent to:  
9990 Richmond Avenue, Suite 400  
South Houston, TX 77042

\_\_\_\_\_  
*[Space Above This Line For Recording Data]*

### **ASSIGNMENT OF CERTIFICATE OF SALE**

Recitals: JPMorgan Chase Bank, National Association, (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled JPMorgan Chase Bank, National Association v. Steven A. Puckett AKA Steven Alan Puckett; et al., Klamath County Circuit Court Case No. 1204405CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. 2008-005391. The judgment of foreclosure was entered into the court's register on June 12, 2013, and the Writ Abstract was thereafter recorded on March 27, 2014, in Auditor's File No. 2014-002642. The subject real property described as:

Lot 46 in Block 1 of Tract 1098-Split Rail Ranchos, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R137916

Commonly known as 145531 Post Court, La Pine, Oregon 97739 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on March 31, 2014. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on April 4, 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 SRMOF II 2012-1 Trust, U.S. Bank National Association, not in its individual capacity but solely as Trustee (herein the "Assignee"), whose address is 9990 Richmond Avenue, Suite 400, South Houston, TX 77042 , 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 October 9, 2014.

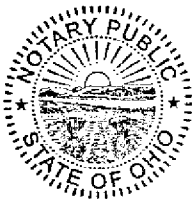
JPMorgan Chase Bank, National Association

By: Johnna May OCT 09 2014  
Title: Vice President Johnna May

State of Ohio )  
 ) ss.  
County of Franklin )

On this 9th day of October, 2014, before me, a Notary  
Public in and for said State, personally appeared Johnna May who signed this  
instrument as the Vice President of JPMorgan Chase Bank, National Association,  
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.

Henry L. Walters OCT 09 2014  
Notary signature Henry L. Walters  
My commission expires: 5-11-2019



HENRY L. WALTERS  
Notary Public, State of Ohio  
My Comm. Expires 05/11/2019

# EXHIBIT A

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,  
ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS,

Plaintiff(s)

vs.

STEVEN A. PUCKETT AKA STEVEN ALAN PUCKETT;  
DACIA H. PUCKETT AKA DACIA HELENE PUCKETT;  
THE FOREST MEADOWS ROAD ASSOCIATION;  
OCCUPANTS OF THE PREMISES; AND THE REAL  
PROPERTY LOCATED AT 145531 POST COURT, LA PINE  
OR 97739,

Defendant(s)

Court No. 1204405CV

Sheriff's No. J14-0026

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 2/6/2014, 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 4/7/2008, in the following described real property in Klamath County; to-wit:

LOT 46 IN BLOCK 1 OF TRACT 1098-SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

COMMONLY KNOWN AS 145531 POST COURT, LA PINE, OREGON 97739

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 \$85,000.00, on 3/31/2014.



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 (9/29/2014), 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: 4/4/2014

Frank Skrah, Sheriff  
Klamath County, Oregon

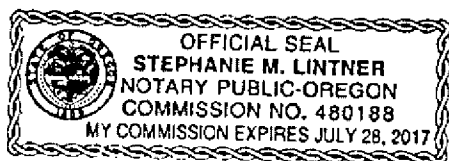
By Lori Garrard  
Deputy

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 4/4/14 by Lori Garrard, 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: 7/28/17