

2014-011468

Klamath County, Oregon

10/31/2014 11:59:50 AM

Fee: \$72.00

After recording please return to:  
RCO Legal, P.C.  
ATTN: Aaron Rabiuff  
511 SW 10th Ave., Ste. 400  
Portland, OR 97205  
Ref: 7042.51012

Tax Statements to Be Sent to:  
Green Tree Servicing LLC  
7360 Kyrene Road  
Tempe, AZ 85283

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

### ASSIGNMENT OF CERTIFICATE OF SALE

Recitals: Green Tree Servicing LLC, (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled Green Tree Servicing LLC v. Jeremy D. Benjamin aka Jeremy Daniel Benjamin; et al., Klamath County Circuit Court Case No. 1204573CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. 2006-024284. The judgment of foreclosure was entered into the court's register on February 23, 2014, and the Writ Abstract was thereafter recorded on August 7, 2014, in Auditor's File No. 2014-008230. The subject real property described as:

**Parcel 1:**

A portion of the N 1/2 of NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at a point on the North right of way line of the County Road which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance of 276.3 feet more or less to the point of beginning.

**Parcel 2:**

A portion of the N 1/2 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of

Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road which lies South 89°33' West a distance of 1755.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance of 276.3 feet, more or less to the point of beginning.

Parcel 3:

All that portion of the NW 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West 306.3 feet from the iron axle which marks the Southeast corner of the NE 1/4 NE 1/4 of said Section 25; thence South 89° 33' West 158 feet; thence North 0° 27' West 276.3 feet; thence North 89° 33' East 158 feet; thence South 0° 27' East 276.3 feet to the point of beginning.

APN: R584022 and R584004

Commonly known as 6821 Henley Road, Klamath Falls, Oregon 97603 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on August 11, 2014. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on August 22, 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 October 28<sup>th</sup>, 2014.

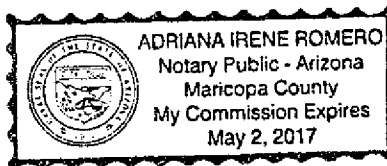
Green Tree Servicing LLC

By: [Signature]  
Gretchen Waggener, AVP

STATE OF ARIZONA  
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 28 day of October, 2014 by Gretchen Waggener, AVP of Green Tree Servicing LLC, a Limited Liability Company, on behalf of the Company.

[Signature]  
Notary for State of Arizona  
# 324245  
Commission expires: 5-2-17



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

GREEN TREE SERVICING LLC, ITS  
SUCCESSORS IN INTEREST AND/OR  
ASSIGNS,

Plaintiff(s)

vs.

JEREMY D. BENJAMIN AKA JEREMY DANIEL  
BENJAMIN; TONI J. BENJAMIN AKA TONI  
JEANETTE BENJAMIN; AND OCCUPANTS OF  
THE PREMISES;

Defendant(s)

Court No. 1204573CV  
Sheriff's No. J14-0117

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 6/2/2014, 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 12/7/2006, in the following described real property in Klamath County; to-wit:

PARCEL 1:

A PORTION OF THE N 1/2 OF NE 1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 1676.3 FEET AND NORTH 0°27' WEST A DISTANCE OF 30 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89°33' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE

COUNTY ROAD A DISTANCE OF 79 FEET TO A POINT; THENCE NORTH 0°27' WEST A DISTANCE OF 276.3 FEET TO A POINT; THENCE NORTH 89°33' EAST A DISTANCE OF 79 FEET TO A POINT; THENCE SOUTH 0°27' EAST A DISTANCE OF 276.3 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXHIBIT

A

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PARCEL 2:

A PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 1755.3 FEET AND NORTH 0°27' WEST A DISTANCE OF 30 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89°33' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE

COUNTY ROAD A DISTANCE OF 79 FEET TO A POINT; THENCE NORTH 0°27' WEST A DISTANCE OF 276.3 FEET TO A POINT; THENCE NORTH 89°33' EAST A DISTANCE OF 79 FEET TO A POINT; THENCE SOUTH 0°27' EAST A DISTANCE OF 276.3 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3:

ALL THAT PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 1676.3 FEET AND NORTH 0°27' WEST 306.3 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE 1/4 NE 1/4 OF SAID SECTION 25; THENCE SOUTH 89° 33' WEST 158 FEET; THENCE NORTH 0° 27' WEST 276.3 FEET; THENCE NORTH 89° 33' EAST 158 FEET; THENCE SOUTH 0° 27' EAST 276.3 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 6821 HENLEY ROAD, 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:

GREEN TREE SERVICING LLC

the highest bidder(s) for the sum of \$161,267.90, on 8/11/2014.

EXHIBIT

A

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OFFICIAL SEAL  
JULIE C. ALMAN  
ARY PUBLIC-OR  
MISSION NO. 4  
MISSION EXPIRES JU

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 (2/9/2015), 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: 8/22/2014

Frank Skrah, Sheriff  
Klamath County, Oregon

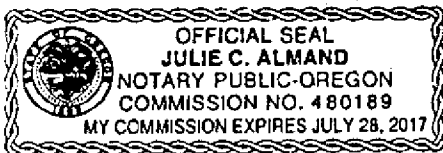
By *Lois Gannard*  
Deputy

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 8/22/14 by  
Lois Gannard, 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:

EXHIBIT A

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OREGON  
0189  
JULY 28, 2017