

2015-000953

Klamath County, Oregon

02/03/2015 11:48:02 AM

Fee: \$57.00

RECORDING COVER SHEET

(Please Print or Type)

This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Pite Duncan, LLP
621 SW Morrison St. Ste. 425
Portland, OR 97205

NAME OF THE TRANSACTION(S): Sheriff's Deed for Recording

DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160:

Grantor:

Klamath County Sheriff's Office
3300 Vandenberg Road
Klamath Falls, OR 97603

INDIRECT PARTY / GRANTEE(S) ORS 205.125(1) and 205.160:

Grantee:

U.S. Bank National Association, as Trustee for the Holders of the Bear Stearns ALT-A Trust 2006-3,
Mortgage Pass-Through Certificates, Series 2006-3
c/o Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067

TRUE AND ACTUAL CONSIDERATION ORS 93.030: \$266,477.32

SEND TAX STATEMENTS TO:

Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067

SHERIFF'S DEED

Grantor:

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

Grantee:

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE HOLDERS OF
THE BEAR STEARNS ALT-A TRUST
2006-3, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-3**

After recording return to:

**Pite Duncan, LLP
621 SW Morrison Street, Suite 425
Portland, OR 97205**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067**

THIS INDENTURE, Made this 1/29/20105, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204440CV, Klamath County Sheriff's Office Number J14-0053, in which U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, ITS SUCCESSORS AND/OR ASSIGNS, was plaintiff(s) and ESTATE OF BARNIE L. MCCASKILL; CAROL JEAN MCCASKILL; AND ALL OTHER PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 152046 CONESTOGA ROAD, LA PINE, OR 97739 was defendant(s), in which a Writ of Execution, which was issued on 3/25/2014, directing the sale of that real property, pursuant to which, on 6/6/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$266,477.32, to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, ITS SUCCESSORS AND/OR



ASSIGNS, 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:

LOT 3, BLOCK 7, WAGON TRAIL ACERAGES NUMBER ONE, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE ON THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

MORE COMMONLY KNOWN AS 152046 CONESTOGA ROAD, LA PINE, OR 97739

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.

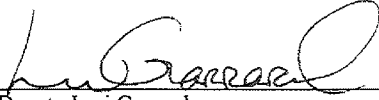
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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



~~~~~  
OFFICIAL SEAL  
JULIE C. ALMA  
TARY PUBLIC-CLERK  
MISSION NO. 1  
MISSION EXPIRES: 12/31/2011  
~~~~~

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.

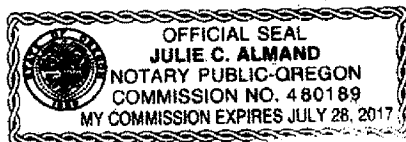
Frank Skrah, Sheriff of Klamath County, Oregon

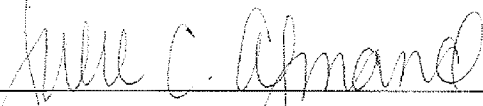

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 1/29/15.

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

