

**SHERIFF'S DEED**

**2015-001359**  
Klamath County, Oregon  
02/17/2015 11:52:28 AM  
Fee: \$52.00

Grantor:

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

Grantee:

**Federal National Mortgage Association  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254**

After recording return to:

**Seterus, Inc.  
14523 SW Millikan Way, Suite 200  
Beaverton, OR 97005**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Federal National Mortgage Association  
c/o Seterus, Inc.  
14523 SW Millikan Way, Suite 200  
Beaverton, OR 97005**

THIS INDENTURE, Made this 1/29/2015, 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 1300978CV, Klamath County Sheriff's Office Number J14-0054, in which FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF BARBARA MOUSER; THE UNKNOWN HEIRS AND DEVISEES OF KEITH MOUSER; DEBRA A. DAVIES; OCCUPANTS OF THE PROPERTY AT 3841 HOPE STREET, KLAMATH FALLS, OR 97603; OCCUPANTS OF THE PROPERTY AT 3843 HOPE STREET, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 3/10/2014, directing the sale of that real property, pursuant to which, on 6/9/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$186,911.46, to Fannie Mae ("Federal National Mortgage 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:

A PARCEL OF LAND LOCATED IN PERRY'S ADDITION TO LLOYD'S TRACTS IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 40 OF PERRY'S ADDITION TO LLOYD'S TRACTS; THENCE NORTH 89° 43' EAST 140.96 FEET; THENCE SOUTH 0° 07' EAST 113.75 FEET; THENCE SOUTH 89° 42' WEST 140.5 FEET; THENCE NORTH 0° 21' WEST 113.74 FEET TO THE POINT OF BEGINNING.

CODE 041 MAP 3909-011CA TL 00300 KEY #552752

MORE COMMONLY KNOWN AS 3841-3843 HOPE STREET, KLAMATH FALLS, OR 97603;  
APN/PARCELS #: R552752

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.

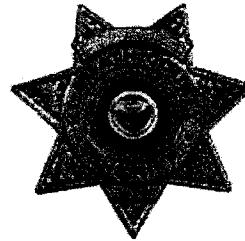
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

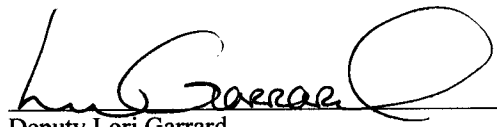
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

OFFICIAL SEAL  
JULIE C. ALMAN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 48  
COMMISSION EXPIRES JULY 2011

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.



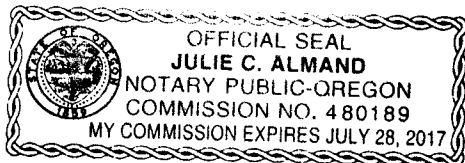
Frank Skrah, Sheriff of Klamath County, Oregon

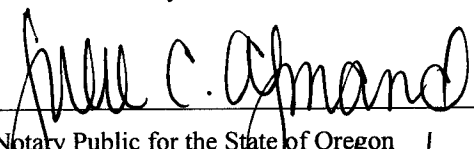
  
Deputy Lori Garrard

STATE OF OREGON    )  
                              ) ss  
County of Klamath    )

This instrument was acknowledged before me on 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

