

SHERIFF'S DEED

2015-002123

Klamath County, Oregon

03/10/2015 04:00:02 PM

Fee: \$77.00

Grantor:

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

Grantee:

**THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE HOLDERS OF THE  
CERTIFICATES, FIRST HORIZON  
MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES FHAMS 2006-  
FA8, BY FIRST HORIZON HOME  
LOANS, A DIVISION OF FIRST  
TENNESSEE BANK NATIONAL  
ASSOCIATION, MASTER SERVICER,  
IN ITS CAPACITY AS AGENT FOR THE  
TRUSTEE UNDER THE POOLING AND  
SERVICING AGREEMENT  
350 Highland Drive  
Lewisville, TX 75067**

After recording return to:

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

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE HOLDERS OF THE  
CERTIFICATES, FIRST HORIZON  
MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES FHAMS 2006-  
FA8, BY FIRST HORIZON HOME  
LOANS, A DIVISION OF FIRST  
TENNESSEE BANK NATIONAL  
ASSOCIATION, MASTER SERVICER, IN  
ITS CAPACITY AS AGENT FOR THE  
TRUSTEE UNDER THE POOLING AND  
SERVICING AGREEMENT  
350 Highland Drive  
Lewisville, TX 75067**

THIS INDENTURE, Made this 3/2/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2006-FA8, BY FIRST HORIZON



HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302253CV, Klamath County Sheriff's Office Number J14-0085, in which THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2006-FA8, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT was plaintiff(s) and RICHARD D. SIRAGUSA; KIMBERLY L. SIRAGUSA; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 5/9/2014, directing the sale of that real property, pursuant to which, on 7/18/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$799,121.74, to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES, FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2006-FA8, BY FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, MASTER SERVICER, IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT, 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 18 IN BLOCK 2 OF TRACT 1119, LEISURE WOODS, UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

APN/PARCEL #: R728840

COMMONLY KNOWN AS 141860 ELK HAVEN WAY, CRESCENT LAKE, OR 97733

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.

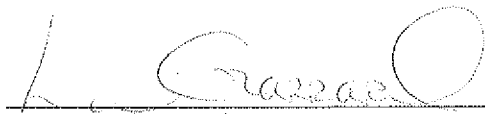
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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



SEAL  
CLERK  
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JO. 480  
JES JUL

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.

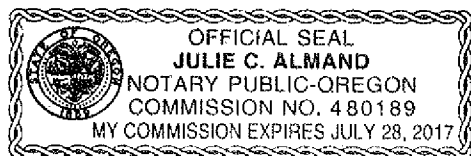
Frank Skrah, Sheriff of Klamath County, Oregon

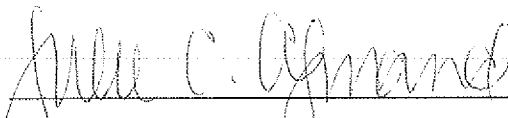
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 3/2/15,

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