

2015-002149

Klamath County, Oregon

03/11/2015 11:49:01 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:

Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

TRUE AND ACTUAL CONSIDERATION ORS 93.030: \$126,476.75

SEND TAX STATEMENTS TO:

Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

<p>Grantor:</p> <p>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</p>	
<p>Grantee:</p> <p>Flagstar Bank, FSB</p>	
<p>After recording return to:</p> <p>Pite Duncan, LLP 621 SW Morrison Street, Suite 425 Portland, OR 97205</p>	<p>SPACE RESERVED FOR RECORDER'S USE</p>
<p>Until requested otherwise send all tax statements to:</p> <p>Flagstar Bank, FSB 5151 Corporate Drive Troy, MI 48098</p>	

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1304424CV, Klamath County Sheriff's Office Number J14-0074, in which FLAGSTAR BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNS was plaintiff(s) and MICHAEL RIOS; HANNAH RIOS; CREDIT BUREAU OF KLAMATH CO.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5217 BRYANT AVENUE, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 05/05/2014, directing the sale of that real property, pursuant to which, on 7/14/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$126,476.75, to Flagstar Bank, FSB, 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 52, YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

AND MORE COMMONLY KNOWN AS 5217 BRYANT AVENUE, KLAMATH FALLS, OREGON 97603.

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.

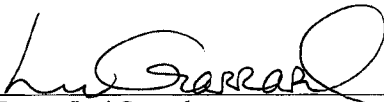
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

~~~~~  
OFFICIAL SE.  
JULIE C. ALMA  
TARY PUBLIC-C  
MISSION NO.  
MISSION EXPIRES  
~~~~~

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.



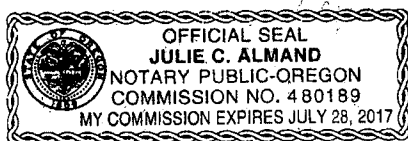
Frank Skrah, Sheriff of Klamath County, Oregon

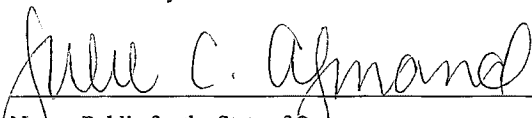

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 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

