

Tax statements:  
Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067

Original return to:  
Pite Duncan, LLP  
621 SW Morrison St., Ste. 425  
Portland, OR 9720

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Space Above For Recorder's Use

**WARRANTY DEED**

Grantor: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019

Grantee: Federal Home Loan Mortgage Corporation (FHLMC), 5000 Plano Parkway,  
Carrollton, TX 75010

Grantor conveys and warrants to Grantee the following described real property, free of encumbrances except as specifically set forth herein:

LOT 20 IN BLOCK 13, OREGON SHORES SUBDIVISION-TRACT #1053,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

commonly known as:

2775 Panorama Place W, Chiloquin, OR 97624

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

Dated this 13 day of MARCH, 2015 By: [Signature]  
Name: ANDREA WHITNEY  
Title: MANAGER  
By Pite Duncan, LLP, a California Limited Liability Partnership as its Attorney in fact

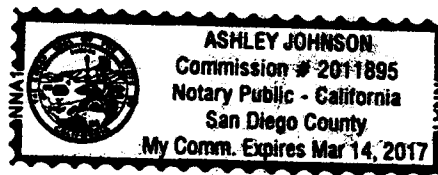
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO }

On MAR 13 2015 before me, ASHLEY JOHNSON, Notary Public personally appeared ANDREA WHITNEY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that the same was executed in by their authorized capacity. I certify under penalty of perjury under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (seal)  
Name:



**2015-002151**

**Klamath County, Oregon**

**03/11/2015 12:02:01 PM**

**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:**

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

**TRUE AND ACTUAL CONSIDERATION** ORS 93.030: \$64,837.38

**SEND TAX STATEMENTS TO:**

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

**SHERIFF'S DEED**

Grantor:	SPACE RESERVED FOR RECORDER'S USE
<b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>	
Grantee:	
<b>Nationstar Mortgage LLC</b>	
After recording return to:	
<b>Pite Duncan, LLP 621 SW Morrison Street, Suite 425 Portland, OR 97205</b>	
Until requested otherwise send all tax statements to:	
<b>Nationstar Mortgage LLC 350 Highland Dr Lewisville, TX 75067</b>	

THIS INDENTURE, Made this 3/2/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Nationstar Mortgage LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302933CV, Klamath County Sheriff's Office Number J14-0070, in which NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS was plaintiff(s) and HRANT BOYADJIAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; ANIKO PUSZTAI; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2775 PANORAMA PL. W, CHILOQUIN, OR 97624 was defendant(s), in which a Writ of Execution, which was issued on 4/17/2014, directing the sale of that real property, pursuant to which, on 7/11/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$64,837.38, to Nationstar Mortgage LLC, 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 20 IN BLOCK 13, OREGON SHORES SUBDIVISION-TRACT #1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 2775 PANORAMA PL. W, CHILOQUIN, OR 97624.

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.

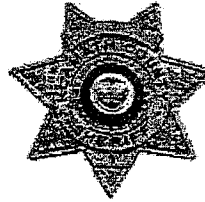
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

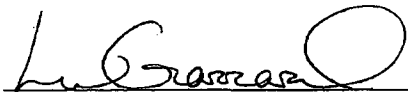
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

**OFFICIAL SEAL  
PHANIE M. LIN  
CLERK PUBLIC-OF  
MISSION NO. 4  
COMMISSION EXPIRES**

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.



Frank Skrah, Sheriff of Klamath County, Oregon

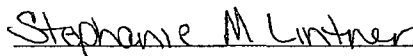
  
Deputy Lori Garrard

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: July 28, 2017

VER  
GON  
1188  
Y 28, 2017