

**2015-002477**

**Klamath County, Oregon**

**03/20/2015 12:08:58 PM**

**Fee: \$62.00**

After recording please return to:

RCO Legal, P.C.

ATTN: Aaron Rabirotff

511 SW 10th Ave., Ste. 400

Portland, OR 97205

Ref: 7345.51240

Tax Statements to Be Sent to:

Seterus, Inc.

14523 SW Millikan Way, Suite 200

Beaverton, OR 97005

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[Space Above This Line For Recording Data]\_\_\_\_\_

### **ASSIGNMENT OF CERTIFICATE OF SALE**

Recitals: CitiMortgage, Inc., (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled CitiMortgage, Inc. v. Michael S. Farrell; Teresa A. Farrell; Pacific Crest Federal Credit Union; and Occupants of the Premises, Klamath County Circuit Court Case No. 1301592CV. The Deed of Trust subject to the foreclosure was recorded in the Klamath County records under Volume M03 Page 30478. The judgment of foreclosure was entered into the court's register on December 29, 2013, and the Writ was thereafter recorded on October 22, 2014, in Auditor's File No. 2014-011062. The subject real property described as:

Lot 41 in Block 1, Tract No. 1078, Second Addition to Kelene Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R577833

Commonly known as 4906 Lorrayne Place, Klamath Falls, Oregon 97603 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on October 27, 2014. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on October 29, 2014. A true copy of the Certificate is hereto attached as Exhibit A.

For value received in the amount of \$10.00, the Assignor does hereby grant, sell, assign, transfer, convey and deliver unto Federal National Mortgage Association (herein the "Assignee"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the Certificate of Sale, all rights thereunder.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Certificate of Sale.

Dated Jan 29, 2015.

CitiMortgage, Inc., by Seterus, Inc., as attorney in fact

By: Kurt Bowling 1-29-2015

Title: Foreclosure Specialist

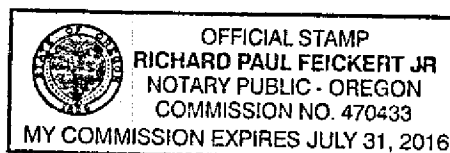
State of Oregon )

County of Washington ) ss.

On this 29 day of Jan, 2015, before me, a Notary Public in and for said State, personally appeared Kurt Bowling who signed this instrument as the Foreclosure Specialist of Seterus, Inc., as attorney in fact for CitiMortgage, Inc., and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Richard Paul Feickert Jr  
Notary signature

My commission expires: 7-31-2016



IN THE CIRCUIT COURT FOR THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH

CITIMORTGAGE, INC., ITS SUCCESSORS IN  
INTEREST AND/OR ASSIGNS,

Plaintiff(s)

vs.

MICHAEL S. FARRELL; TERESA A.  
FARRELL; PACIFIC CREST FEDERAL  
CREDIT UNION; AND OCCUPANTS OF THE  
PREMISES,

Defendant(s)

Court No. 1301592CV  
Sheriff's No. J14-0169

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 8/4/2014, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had, on or after 5/1/2003, in the following described real property in Klamath County; to -wit:

LOT 41 IN BLOCK 1, TRACT NO. 1078, SECOND ADDITION TO KELENE GARDENS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 4906 LORRAYNE PLACE, KLAMATH FALLS, OREGON 97603.

After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to redemption, in the manner described by law to:

CITIMORTGAGE, INC.

the highest bidder(s) for the sum of \$101,860.31, on 10/27/2014.

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Exhibit A  
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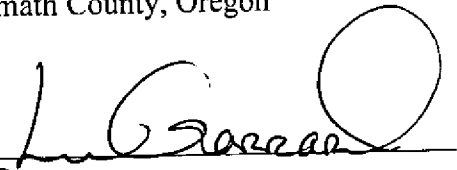


That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me, or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of redemption (4/24/2015), unless the real property shall be sooner redeemed according to law.

NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this office along with a fee of \$30.00.

Dated: 10/29/2014

Frank Skrah, Sheriff  
Klamath County, Oregon

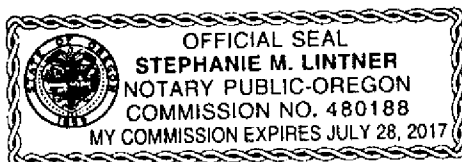
By   
Deputy

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 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.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer, provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until there is a another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on 10/29/14 by Lori Garraard, as a duly appointed and commissioned Deputy of Frank Skrah, Sheriff of Klamath County, Oregon.



Stephanie M Lintner  
Notary for State of Oregon  
My Commission Expires: 7/28/17

Exhibit A  
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