

SHERIFF'S DEED

2015-002483

Klamath County, Oregon

03/20/2015 12:50:28 PM

Fee: \$77.00

Grantor:

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

Grantee:

**U.S. Bank National Association, as Trustee
for Structured Asset Securities Corporation
Mortgage Pass-Through Certificates Series
2007-GEL2**

After recording return to:

**Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**JPMorgan Chase Bank, N.A.
7255 Baymeadows Way
Jacksonville, FL 32256**

THIS INDENTURE, Made this 3/17/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2007-GEL2, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204647CV, Klamath County Sheriff's Office Number J14-0135, in which U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-GEL2 was plaintiff(s) and CINDY NICHOLSON, DAUGHTER OF TOMMY NICHOLSON, INDIVIDUALLY AND AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF TOMMY NICHOLSON; UNKNOWN HEIRS OR DEVISEES OF TOMMY NICHOLSON, DECEASED, OTHER PERSONS OR PARTIES INCLUDING OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ of Execution, which was issued on 7/8/2014, directing the sale of that real property, pursuant to which, on



9/15/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$90,000.00, to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-GEL2, 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:

DESCRIBED IN THE DEED OF TRUST AS:

THE EAST 200 FEET OF THE S1/2 S1/2 SW1/4 SW1/4 THAT LIES EASTERLY OF SPRAGUE RIVER, SECTION 21, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; EXCEPTING THEREFROM THE NORTHERLY 25 FEET. TOGETHER WITH AN EASEMENT FOR JOINT USER ROADWAY OVER AND ACROSS THE EAST 60 FEET OF THAT PORTION OF THE NW NW OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING NORTH OF SPRAGUE RIVER ROAD, AS CREATED BY INSTRUMENT RECORDED SEPTEMBER 17, 1970, IN VOLUME M70, PAGE 8222, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

AND MORE CORRECTLY DESCRIBED AS:

THE EAST 200 FEET OF THE S1/2 S1/2 SW1/4 SW1/4 THAT LIES EASTERLY OF SPRAGUE RIVER, SECTION 21, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON;

OFFICIAL
JULIE C. A
NOTARY PUBL
COMMISSION
COMMISSION EXP

EXCEPTING THEREFROM THE NORTHERLY 25 FEET.

TOGETHER WITH AN EASEMENT FOR JOINT USER ROADWAY OVER AND ACROSS THE EAST 60 FEET OF THAT PORTION OF THE NW1/4 NW1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING NORTH OF SPRAGUE RIVER ROAD, AS CREATED BY INSTRUMENT RECORDED SEPTEMBER 17, 1970, IN VOLUME M70, PAGE 8222, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 7567 WATCHMAN COURT, 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 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



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

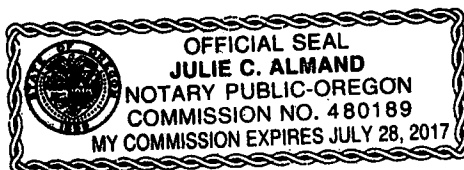
Frank Skrah, Sheriff of Klamath County, Oregon

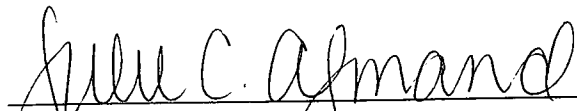

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 3/17/15.

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