

**2015-002532**

**Klamath County, Oregon**

**03/23/2015 03:56:57 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. Suite 425  
Portland, OR 97205

**RECORDING COUNTY:** Klamath  
**NAME OF THE TRANSACTION(S):** Sheriff's Deed for Recording

**DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160:

**Grantor:**

Frank Skrah, Sheriff of Klamath County  
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, Michigan 48098

**TRUE AND ACTUAL CONSIDERATION** ORS 93.030: \$103,720.34

**SEND TAX STATEMENTS TO:**

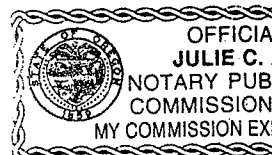
Flagstar Bank, FSB  
5151 Corporate Drive  
Troy, Michigan 48098

**SHERIFF'S DEED**

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

THIS INDENTURE, Made this 3/17/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Flagstar Bank, FSB, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1401213CV, Klamath County Sheriff's Office Number J14-0129, in which FLAGSTAR BANK FSB was plaintiff(s) and JAMES O. LEMING; WALLACE L. KAELEKE; KAREN L. KAELEKE; STATE OF OREGON; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2005 VINE AVENUE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 6/25/2014, directing the sale of that real property, pursuant to which, on 9/3/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$103,720.34, 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:

THE SOUTH 85 FEET OF LOT 519, BLOCK 102, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 2005 VINE AVENUE, KLAMATH FALLS, OR 97601

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**

SEAL  
CLAMAND  
IC-OREGON  
NO. 480189  
RES JULY 28, 2

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.



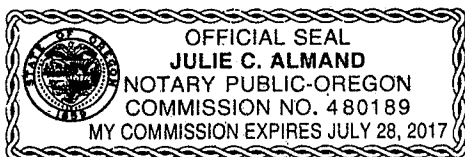
Frank Skrah, Sheriff of Klamath County, Oregon

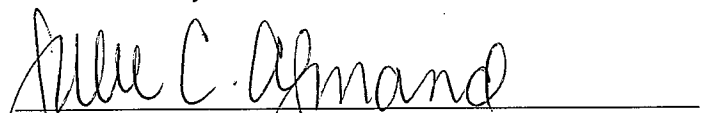
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

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

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