

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2015-002833

Klamath County, Oregon

03/31/2015 11:38:40 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

Federal National Mortgage Association (FNMA)
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

M&H File #: OR-13-563387-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234a)

SHERIFF'S DEED

2. Direct Party/Grantor(s) and Address: (ORS 205.160)

Klamath County Sheriff's Office
3300 Vandenberg Rd
Klamath Falls, OR 97603

3. Indirect Party/Grantee(s)/Plaintiff and Address: (ORS 205.1251a and 205.160)

Federal National Mortgage Association (FNMA)

14221 Dallas Parkway, Suite 1000

Dallas, TX 75254

4. Trustor(s)/Defendant(s) and Address:

Phillip H. Thomas
2846 CHICO AVE
CHICO, CA 95928

Betty M. Thomas
2846 CHICO AVE
CHICO, CA 95928

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$224,586.57

6. SEND TAX STATEMENTS TO:

Federal National Mortgage Association (FNMA)

14221 Dallas Parkway, Suite 1000

Dallas, TX 75254

7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Being Re-Recorded to correct _____

Previously recorded as Document No. _____

SHERIFF'S DEED

Grantor:

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

Grantee:

**Federal National Mortgage Association
(FNMA)
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254**

After recording return to:

**Federal National Mortgage Association
(FNMA)
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254**

Until requested otherwise send all tax
statements to:

**Federal National Mortgage Association
(FNMA)
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254**

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 3/17/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon,
hereinafter called the grantor, and Federal National Mortgage Association (FNMA), hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302972CV, Klamath County Sheriff's Office Number J14-0122, in which GREEN TREE SERVICING LLC was plaintiff(s) and PHILLIP H. THOMAS; BETTY M. THOMAS; PHILLIP H. THOMAS AS TRUSTEE OF THE PHILLIP H. THOMAS AND BETTY M. THOMAS REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003; BETTY M. THOMAS AS TRUSTEE OF THE PHILLIP H. THOMAS AND BETTY M. THOMAS REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2003; OCCUPANTS OF THE PROPERTY AT 3607 HILYARD, KLAMATH FALLS, OR 97603; OCCUPANTS OF THE PROPERTY AT 3611 HILYARD, KLAMATH FALLS, OR 97603; OCCUPANTS OF THE PROPERTY AT 3615 HILYARD, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 6/12/2014, directing the sale of that real property, pursuant to which, on 8/18/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$224,586.57, to Green Tree Servicing 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:

A PARCEL OF LAND LYING IN LOT 10, BLOCK 4, ALTAMONT ACRES, KLAMATH COUNTY, OREGON, AND BEING THAT PROPERTY DESCRIBED IN THAT DEED TO D & S PROPERTIES, RECORDED IN BOOK M99, PAGE 15476, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EASTERLY 165 FEET OF LOT 10 IN BLOCK 4, ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE SOUTHERLY 5 FEET OF LOT 10 AS CONVEYED IN DEEDS TO KLAMATH COUNTY RECORDED MAY 16, 1961 IN VOLUME 329, PAGES 585 AND 587, DEED RECORDS OF KLAMATH COUNTY, OREGON.

TAX PARCEL NUMBER: R529654

COMMONLY KNOWN AS 3607, 3611, 3615 HILYARD, KLAMATH FALLS, OR 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,

OFFICIAL SEAL
E. C. ALMAN
PUBLIC-OR
TION NO. 4
N EXPIRES JU

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.



Frank Skrah, Sheriff of Klamath County, Oregon

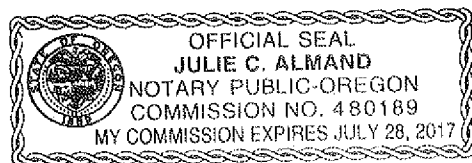
A handwritten signature in cursive script, appearing to read "Lori Garrard", written over a horizontal line.

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.



A handwritten signature in cursive script, appearing to read "Julie C. Almand", written over a horizontal line.
Notary Public for the State of Oregon
My commission expires: 7/28/17