

**2015-003312**

**Klamath County, Oregon**

**04/10/2015 09:48:37 AM**

**Fee: \$57.00**

**RECORDING COVER SHEET**

**(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by  
the County Recording Office

**After recording return to:**

**Robinson Tait, P.S.**

**710 2<sup>nd</sup> Avenue, Suite 710**

**Seattle, WA 98104**

**(206) 676-9640**

**Case No. 60418-0052-JUD-2**

**1. Title(s) of Transaction(s)** ORS 205.234(a) Sheriff's Deed

**2. Direct Parties/Grantor** ORS 205.125(1)(a) and ORS 205.160

**KLAMATH COUNTY SHERIFF'S OFFICE**

**3. Indirect party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160 N/A

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

**4. Trustee Address: (If required):**N/A

**5. True and Actual Consideration** ORS 93.030 \$168,948.59

**6. Send Tax Statements to:** Federal National Mortgage Association  
c/o Nationstar Mortgage, LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

**7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:**

"RERECORDED AT THE REQUEST OF \_\_\_\_\_  
\_\_\_\_\_ TO CORRECT PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS  
FEE NUMBER \_\_\_\_\_"

**SHERIFF'S DEED**

Grantor:

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

Grantee:

**Federal National Mortgage Association  
c/o Nationstar Mortgage, LLC  
350 Highland Drive  
Lewisville, TX 75067**

After recording return to:

**Robinson Tait, P.S.  
Attn: Josh Chang  
710 Second Avenue Suite 710  
Seattle, WA 98104**

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Federal National Mortgage Association  
c/o Nationstar Mortgage, LLC  
350 Highland Drive  
Lewisville, TX 75067**

THIS INDENTURE, Made this 3/4/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Federal National Mortgage Association, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1303010CV, Klamath County Sheriff's Office Number J14-0055, in which NATIONSTAR MORTGAGE, LLC was plaintiff(s) and WAYNE E. DAY; DENISE S. DAY; AND PERSONS OR PARTIES 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 in Foreclosure, which was issued on 03/24/2014, directing the sale of that real property, pursuant to which, on 6/9/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$168,948.59, 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:

ALL THAT PORTION OF LAND LYING NORTH OF DRAIN DITCH IN THE NORTHEAST CORNER OF GOVERNMENT LOT 2 IN SECTION 23, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY.

MORE COMMONLY KNOWN AS 7418 HOMEDALE ROAD, 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, 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**

~~~~~  
OFFICIAL SEAL  
ULIE C. ALMAND  
RY PUBLIC-OREG  
MISSION NO. 4801  
SSION EXPIRES JULY  
~~~~~

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

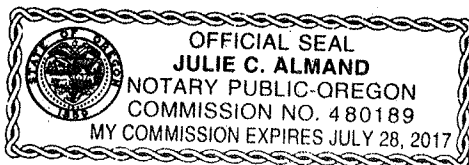
A handwritten signature in black ink, appearing to read "Lori Garrard".

Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 3/4/15.

by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.



A handwritten signature in black ink, appearing to read "Julie C. Almand".  
\_\_\_\_\_  
Notary Public for the State of Oregon  
My commission expires: 7/28/17