

2015-003791

Klamath County, Oregon

04/23/2015 09:43:00 AM

Fee: \$57.00

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the 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:**

Shapiro & Sutherland, LLC  
7632 SW Durham Road, Suite 350  
Tigard, Oregon 97224  
S&S File No. 13-111622

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**



Assignment of Sheriff's Certificate of Judicial Sale

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

Champion Mortgage Company

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Mortgage Equity Conversion Asset Trust 2011-1(aka Mortgage Equity Conversion Asset Trust 2011,1 Mortgage-Backed Securities 2011-1) by U.S. Bank National Association, as Co-Trustee

**4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:**

ORS 93.030(5) – Amount in dollars or other

\$99,000.00 Other

**6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**  
CHECK ONE: FULL  
(If applicable) PARTIAL

\$

**8) 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 \_\_\_\_\_."**

## ASSIGNMENT OF SHERIFF'S CERTIFICATE OF JUDICIAL SALE

Wherefore, at public auction, and by virtue of writ of execution issued out of the Circuit Court for the County of Klamath the Klamath Sheriff's Office, sold property legally described as follows:

A parcel of land more particularly described as follows: Beginning at a point at the Northwest corner of the NE1/4 of SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 460 feet; thence South 190 feet to the Northwesterly line of the O.C. & E. Railway right of way; thence Northwesterly along said right of way line to the place of beginning.

SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of the O.C. & E. Railway

And more commonly referred to as: 7203 Hager Way, Klamath Falls, OR 97603

For the sum of \$99,000.00 to: Champion Mortgage Company, Assignor, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011, 1 Mortgage-Backed Securities 2011-1) by U.S. Bank National Association, as Co-Trustee, Assignee, whose address is c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd, Coppell, TX 75019, its successors and assigns, all right, title and interest under Sheriff's Certificate of Sale (a copy of which is attached hereto as "Exhibit A"), dated September 23, 2014, Klamath County, State of Oregon.

Dated this 26 Day of April, 2015

Champion Mortgage Company,

By JLB

Authorized Officer of Assignor

Tacorreyon Shorter / Assistant Secretary

(Print Name / Title)

STATE OF Texas )  
 )ss.  
County of Dallas )

On this 20th day of April, 2015, before me, the undersigned a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared Tacorreyon Shorter to me known to be the Assistant Secretary of Champion Mfg. Company, the company that executed the foregoing instrument, and acknowledge the said therein instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that (s)he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

Erika Kasprzak  
Notary Public in and for the State of Texas  
My commission expires: 3-7-17



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

CHAMPION MORTGAGE COMPANY

Plaintiff(s)

Court No. 1302946CV

Sheriff's No. J14-0143

vs.

DEBBIE THOMAS, DAUGHTER OF DAVID LEE THOMAS, INDIVIDUALLY AND AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF DAVID THOMAS; MATTHEW THOMAS, SON OF DAVID LEE THOMAS; KAREN THOMAS, DAUGHTER OF DAVID LEE THOMAS; AMERICAN EXPRESS CENTURION BANK; STATE FARM BANK, F.S.B.; UNITED STATES OF AMERICA; UNKNOWN HEIRS OF DAVID LEE THOMAS, OTHER PERSONS OR PARTIES, INCLUDING OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s)

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 7/16/2014, 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 , in the following described real property in Klamath County; to-wit:

A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE NE1/4 OF SE1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON; THENCE EAST 460 FEET; THENCE SOUTH 190 FEET TO THE NORTHWESTERLY LINE OF THE O.C. & E. RAILWAY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE PLACE OF BEGINNING.

SAVING AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF THE O.C. & E. RAILWAY.

COMMONLY KNOWN AS 7203 HAGER WAY, KLAMATH FALLS, OR 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:

CHAMPION MORTGAGE COMPANY

the highest bidder(s) for the sum of \$99,000.00, on 9/22/2014.



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 (3/23/2015), 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: 9/23/2014

Frank Skrah, Sheriff  
Klamath County, Oregon

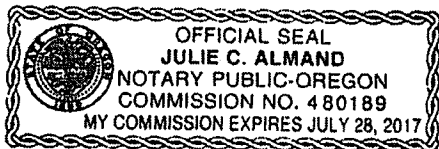
By [Signature]  
Deputy

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 9/23/14 by LOKI GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah, Sheriff of Klamath County, Oregon.



Julie C. Almand  
Notary for State of Oregon  
My Commission Expires: 7/28/17

