

SHERIFF'S DEED

Grantor:

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

2015-005408

Klamath County, Oregon

05/27/2015 11:40:49 AM

Fee: \$57.00

Grantee:

Green Tree Servicing LLC

After recording return to:

**Pite Duncan, LLP
621 SW Morrison Street, Suite 425
Portland, OR 97205**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Green Tree Servicing, LLC
7360 S. Kyrene Road
Tempe, AZ 85283**

THIS INDENTURE, Made this 5/14/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Green Tree Servicing, LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1401234CV, Klamath County Sheriff's Office Number J14-0141, in which GREEN TREE SERVICING LLC, was plaintiff(s) and JOHN WALTER NEIPP; WASHINGTON MUTUAL BANK NKA JPMORGAN CHASE BANK, NA; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4012 HOMEDALE ROAD, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 7/16/2014, directing the sale of that real property, pursuant to which, on 9/22/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$255,783.06, 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:

THE FOLLOWING PROPERTY SITUATED IN THE NW 1/4 SE 1/4, SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON: BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN; THENCE NORTH 0°09' WEST ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, AS MARKED ON THE GROUND BY A WELL ESTABLISHED FENCE LINE, 1663.6 FEET TO A POINT ON THE CENTERLINE OF BRISTOL AVENUE, A 60 FEET ROADWAY; THENCE NORTH 89°28' EAST 906.1 FEET ALONG SAID CENTERLINE TO A POINT; THENCE NORTH 0°12' WEST 30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 0°12' WEST 278.9 FEET; THENCE SOUTH 89°31' EAST 415.1 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HOMEDALE ROAD, A 60 FOOT ROADWAY; THENCE SOUTH 0°16' EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 271.0 FEET, TO A POINT MARKING THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF BRISTOL AVENUE; THENCE SOUTH 89°28' WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 415.4 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NW 1/4 SE 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FOR ROAD PURPOSES AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED

VOLUME M67 PAGE 7962, RECORDED IN THE KLAMATH COUNTY CLERK'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLIAMETTE MERIDIAN; THENCE ALONG THE CENTER SECTION LINE OF SECTION 11, NORTH 00°10'58" WEST -1,666.95 FEET TO A POINT ON THE CENTERLINE OF BRISTOL AVENUE; THENCE ALONG THE CENTERLINE OF BRISTOL AVENUE NORTH 89°28'00" EAST -1,313.08 FEET TO A POINT; THENCE NORTH 00°32'12" WEST - 30.00 FEET TO A POINT AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HOMEDALE ROAD AND THE NORTH RIGHT OF WAY LINE OF BRISTOL AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY LINE OF HOMEDALE ROAD NORTH 00°32'12" WEST - 15.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 44°27'54" WEST - 21.21 FEET TO A 5/8 INCH IRON PIN ON THE NORTH RIGHT OF WAY LINE OF BRISTOL AVENUE; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF BRISTOL AVENUE NORTH 89°28'00" EAST - 15.00 FEET TO THE POINT OF BEGINNING. BEARINGS AND DISTANCE ARE BASED ON SURVEY NO. 6621 ON FILE IN THE KLAMATH COUNTY SURVEYOR'S OFFICE.

COMMONLY KNOWN AS 4012 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.

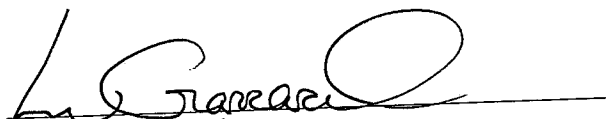
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855,

L. SEAL
ALMAND
LIC-OREGON
NO. 4801
PIRES JULY 2

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.



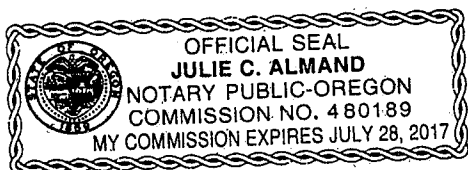
Frank Skrah, Sheriff of Klamath County, Oregon

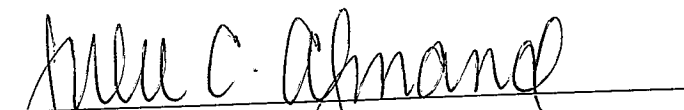

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 5/14/15.

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