

2015-005805

Klamath County, Oregon

06/04/2015 03:04:45 PM

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. 13-113401

**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**

EverBank

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

Federal National Mortgage Association

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

ORS 93.030(5) – Amount in dollars or other

Federal National Mortgage Association

PO Box 650043

\$ 118,800.00 Other

Dallas, TX 75265-0043

**6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary**

ORS 205.125(1)(e)

| **obligation imposed by the order**

CHECK ONE: FULL

| **or warrant. ORS 205.125(1)(c)**

(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:

That portion of the NE 1/4 SE 1/4 SE 1/4, lying Northerly and Easterly of the Lowline Canal of Malin Irrigation District, Section 13, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

And more commonly referred to as: 23821 Holl Road, Malin, OR 97632

For the sum of \$118,800.00 to: Everbank, **Assignor**, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to Federal National Mortgage Association, **Assignee**, whose address is c/o PO Box 650043, Dallas, TX 75265-0043, 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 May 7, 2015, Klamath County, State of Oregon.

Dated this 3 Day of June, 2015

**Everbank by Green Tree Servicing LLC as its attorney  
in fact,**

By

Michelle Feltes, Assistant Vice President  
(Print Name / Title)

03/15

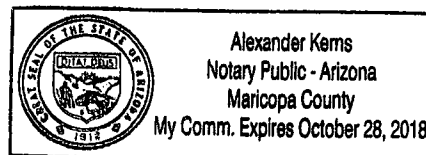
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 3 day of JUNE, 2015 by Michelle Feltes, Assistant Vice President of Green Tree Servicing LLC, attorney in fact for EverBank, a Delaware Limited Liability Company, on behalf of the Company.

M  
Notary for State of Arizona

# 335424  
Commission expires: 10/28/2018



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

Exh A

EVERBANK

Plaintiff(s)

Court No. 1303969CV

Sheriff's No. J14-0208

vs.

SHELLEY D. WILSON, 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 6/26/2014, 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 7/20/2009, in the following described real property in Klamath County; to-wit:

THAT PORTION OF THE NE 1/4 SE 1/4 SE 1/4, LYING NORTHERLY AND EASTERLY OF THE LOWLINE CANAL OF MALIN IRRIGATION DISTRICT, SECTION 13, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 23821 HOLL ROAD, MALIN, OR 97632.

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:

EVERBANK

the highest bidder(s) for the sum of \$118,800.00, on 4/27/2015.

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///  
///  
///

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 (10/26/2015), 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: 5/7/2015

Frank Skrah, Sheriff  
Klamath County, Oregon

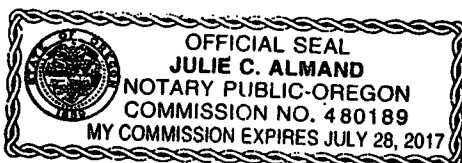
By   
Deputy

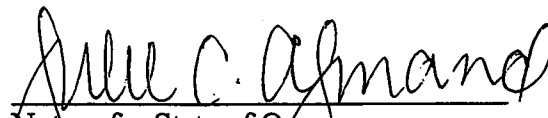
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 5/7/15 by  
LORI GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah,  
Sheriff of Klamath County, Oregon.



  
Notary for State of Oregon  
My Commission Expires: 7/28/17