

2015-009358

Klamath County, Oregon

08/21/2015 03:31:05 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

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

S&S File No. 13-111978

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

Bank of America, N.A.

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

ORS 93.030(5) – Amount in dollars or other

\$83,000.00 Other

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

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

| obligation imposed by the order

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

| \$

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:

Lot 66, of ROSELAWN, a SUBDIVISION of Block 70, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon, together with the Southerly 6 feet of vacated alley lying adjacent thereto.

And more commonly referred to as: 731 St. Francis Street, Klamath Falls, OR 97601

For the sum of \$83,000.00 to: Champion Mortgage Company, Assignor, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to Bank of America, N.A., Assignee, whose address is c/o Reverse Mortgage Solutions, Inc., 2727 Spring Creek Drive, Spring, Texas 77373, 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 11, 2015, Klamath County, State of Oregon.

Dated this 19 Day of August, 2015

Nationstar Mortgage LLC d/b/a Champion Mortgage Company,

By Kayce Davis
Authorized Officer of Assignor

Kayce Davis, Assistant Secretary
(Print Name / Title)

STATE OF Texas

County of Harris

Subscribe and sworn to (or affirmed) before me on this 19 day of August,
20 15 by Kayce Davis, Assistant Secretary proved to me on the basis of

Satisfactory evidence to be the person(s) who appeared before me.

Katherine M. Adams
Notary Public in and for the State of Texas
My commission expires: 08/23/2016

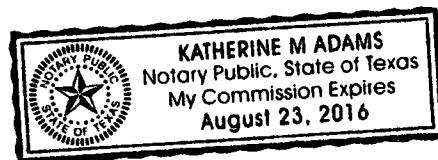


EXHIBIT "A"

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

CHAMPION MORTGAGE COMPANY

Plaintiff(s)

vs.

**BRADLEY G. MCDANIEL, SON OF LEWIS E.
MCDANIEL, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE OF THE ESTATE
OF LEWIS E. MCDANIEL; LINDA L. CAZARES,
DAUGHTER OF LEWIS E. MCDANIEL; UNITED
STATES OF AMERICA; UNKNOWN HEIRS OF
LEWIS E. MCDANIEL; OCCUPANTS OF THE
PREMISES**

Defendant(s)

Court No. 1304678CV

Sheriff's No. J14-0210

**CERTIFICATE OF SALE
UPON EXECUTION**

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 10/23/2014, 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 10/6/2009, in the following described real property in Klamath County; to-wit:

LOT 66, OF ROSELAWN, A SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, TOGETHER WITH THE SOUTHERLY 6 FEET OF VACATED ALLEY LYING ADJACENT THERETO.

AND COMMONLY KNOWN AS 731 ST. FRANCIS STREET, KLAMATH FALLS, OR 97601.

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 \$83,000.00, on 4/29/2015.

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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: 5/11/2015

Frank Skrah, Sheriff
Klamath County, Oregon

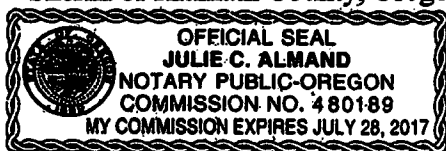
By [Signature]
Deputy

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 5/11/15 by WRT GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah, Sheriff of Klamath County, Oregon.



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

COMMISSION NO. 480189
MY COMMISSION EXPIRES JULY 28, 2017