

**SHERIFF'S DEED**

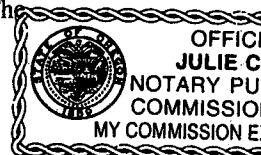
<b>Grantor:</b>  <b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>	<div style="border: 1px solid black; padding: 5px; text-align: center;"><b>2015-010561</b> Klamath County, Oregon 09/24/2015 10:23:29 AM Fee: \$52.00</div>  <div style="text-align: center; padding-top: 50px;"><b>SPACE RESERVED FOR RECORDER'S USE</b></div>
<b>Grantee:</b>  <b>FEDERAL NATIONAL MORTGAGE ASSOCIATION</b>	
<b>After recording return to:</b>  <b>Shapiro &amp; Sutherland, LLC 7632 SW Durham Road, Suite 350 Tigard, OR 97224</b>	
<b>Until requested otherwise send all tax statements to:</b>  <b>Federal National Mortgage Association PO Box 650043 Dallas, TX 75265-0043</b>	

THIS INDENTURE, Made this 9/21/2015, 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 1304677CV, Klamath County Sheriff's Office Number J14-0194, in which FEDERAL NATIONAL MORTGAGE ASSOCIATION was plaintiff(s) and KASEY J. PHILLIPS; AMIE M. PHILLIPS; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA; CITIBANK, N.A.; OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution, which was issued on 9/26/2014, directing the sale of that real property, pursuant to which, on 3/4/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$134,671.45, to Federal National Mortgage Association, 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:

A PORTION OF THE EAST HALF OF THE WEST HALF OF WEST HALF OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS NORTH 88 DEGREES 57' EAST 330.02 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER; THENCE NORTH 0 DEGREES 35' WEST 1,188.80 FEET ALONG THE EAST LINE OF THE EAST HALF OF WEST HALF OF WEST HALF OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION TO A POINT, WHICH SAID POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0 DEGREES 35' WEST ALONG SAID EAST LINE A DISTANCE OF 75 FEET; THENCE SOUTH 89 DEGREES 25' WEST A DISTANCE OF 135 FEET TO A POINT; THENCE SOUTH 0 DEGREES 35' EAST A DISTANCE OF 75 FEET; THENCE NORTH 89 DEGREES 25' EAST 135 FEET TO THE TRUE POINT OF BEGINNING.

MORE COMMONLY KNOWN AS 2015 GETTLE STREET, 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**

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NO. 48018  
PIRES JULY 28

**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.**



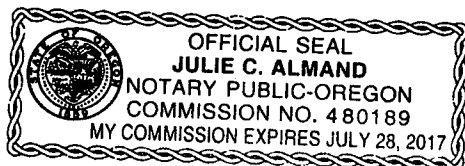
**Frank Skrah, Sheriff of Klamath County, Oregon**

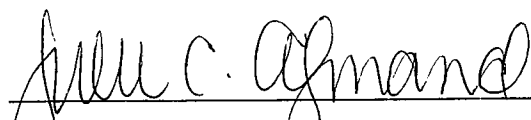
  
Deputy Lori Garrard

STATE OF OREGON    )  
                                  ) ss  
County of Klamath    )

This instrument was acknowledged before me on 9/22/15.

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