

SHERIFF'S DEED

Grantor:

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

2015-011853

Klamath County, Oregon

10/29/2015 01:48:29 PM

Fee: \$52.00

Grantee:

**SRMOF II 2012-1 Trust, U.S. Bank
National Association, not in its individual
capacity by solely as Trustee**

After recording return to:

**RCO Legal, P.C.
Attn: Shawn Morgan
511 SW 10th Ave., Ste. 400
Portland, OR 97205**

**SPACE RESERVED
FOR
RECORDER'S USE**

Until requested otherwise send all tax
statements to:

**Selene Finance LP
9990 Richmond Avenue, Suite 400 South
Houston, TX 77042**

THIS INDENTURE, Made this 1/14/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and SRMOF II 2012-1 Trust, U.S. Bank National Association, not in its individual capacity by solely as Trustee, hereinafter called the grantee;
WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204405CV, Klamath County Sheriff's Office Number J14-0026, in which JPMorgan Chase Bank, National Association, its successors in interest and/or assigns was plaintiff(s) and Steven A. Puckett AKA Steven Alan Puckett; Dacia H. Puckett AKA Dacia Helene Puckett; the Forest Meadows Road Association; Occupants of the Premises; and the Real Property Located at 145531 Post Court, La Pine, OR 97739 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 2/6/2014, directing the sale of that real property, pursuant to which, on 3/31/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$85,000.00, to JPMorgan Chase Bank, National Association, its successors in interest and/or assigns, 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:

LOT 46 IN BLOCK 1 OF TRACT 1098-SPLIT RAIL RANCHOS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

COMMONLY KNOWN AS 145531 POST COURT, LA PINE, OREGON 97739

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.

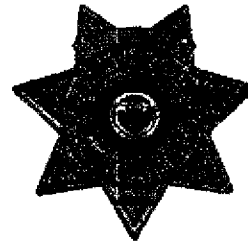
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

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 LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE

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OFFICIAL S  
JULIE C. ALM  
ARY PUBLIC-  
MISSION NO  
MISSION EXPIRES  
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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.



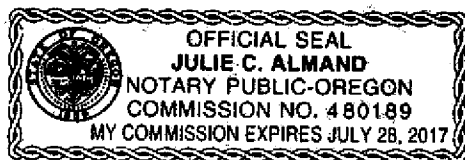
Frank Skrah, Sheriff of Klamath County, Oregon

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/20/15.

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

