

SHERIFF'S DEED

Grantor:

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

2015-012849
Klamath County, Oregon
11/25/2015 09:12:22 AM
Fee: \$57.00

Grantee:

Green Tree Servicing LLC

After recording return to:

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

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

Ditech Financial, LLC
F/K/A Green Tree Servicing, LLC
3000 Bayport Drive, Suite 880
Tampa, FL 33607

THIS INDENTURE, Made this 11/16/2015, 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 1401200CV, Klamath County Sheriff's Office Number J14-0212, in which GREEN TREE SERVICING LLC was plaintiff(s) and ANGELA D. SCOTT; ADAM SCOTT; WELLS FARGO BANK, N.A.; VALLEY CREDIT SERVICE INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2587 GRAPE STREET, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 10/29/2014, directing the sale of that real property, pursuant to which, on 4/29/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$78,300.00, 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.



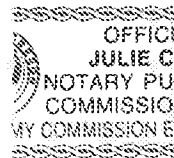
The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.

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:

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 5; THENCE NORTH 8°59' WEST 52.70 FEET; THENCE NORTH 00°18' WEST 216.09 FEET; THENCE NORTH 89°27' WEST 200.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 260 AT PAGE 687, DEED RECORDS AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°27' WEST TO THE EASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY AS DESCRIBED IN BOOK M-67 AT PAGE 8644, KLAMATH COUNTY DEED RECORDS; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 260 AT PAGE 687, DEED RECORDS; THENCE SOUTH 00°18' EAST ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

A STRIP OF LAND 30 FEET IN WIDTH, ADJACENT TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY (AS DESCRIBED IN BOOK M-67 AT PAGE 9771, KLAMATH COUNTY DEED RECORDS) AND ACROSS THE NORTHWESTERLY PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK M-68 AT PAGE 6547, KLAMATH COUNTY RECORDS, SAID STRIP OF LAND BEING SITUATED IN THE SW 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN,



KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 5;
THENCE SOUTH 00°18' EAST 572 FEET; THENCE SOUTH 89°42' WEST TO A POINT THAT IS 30
FEET DISTANT FROM, MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY RIGHT OF
WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY, SAID POINT BEING THE TRUE POINT
OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY, PARALLEL TO AND 30
FEET DISTANT FROM SAID RIGHT OF WAY LINE TO THE WEST LINE OF THAT TRACT OF
LAND DESCRIBED IN SAID BOOK M-68 AT PAGE 6547; THENCE NORTH 0°18' WEST ALONG
SAID WEST LINE TO THE SOUTHEASTERLY LINE OF SAID HIGHWAY; THENCE
NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID HIGHWAY TO THE NORTH
LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK M-68 AT PAGE 6547; THENCE
NORTH 89°42' EAST TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING
WITHIN THE DALLES-CALIFORNIA STATE HIGHWAY 140 ALSO KNOWN AS U.S. HIGHWAY
97.

CODE 004 MAP 3909-005CC TL 00800 KEY #768529

COMMONLY KNOWN AS 2587 GRAPE STREET, KLAMATH FALLS, OR 97601.

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.

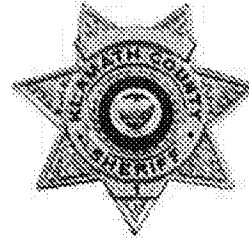
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

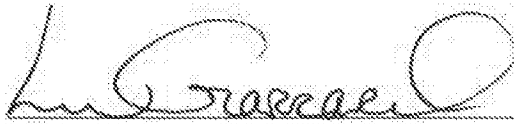
**BEFORE SIGNING OR ACCEPTING THIS
INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE**

CLERK'S SEAL
ALMAND
CLIC-OREGON
NO. 4801
PIRES JULY 2

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.

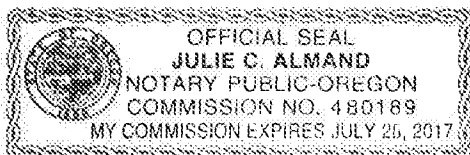


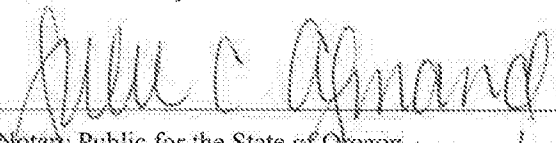
Frank Skrah, Sheriff of Klamath County, Oregon


Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 11/16/15
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

