

After recording please return to:  
RCO Legal, P.C.  
ATTN: Erik Wilson  
511 SW 10th Ave., Ste. 400  
Portland, OR 97205  
Ref: 7827.50602

Tax Statements to Be Sent to:  
Federal National Mortgage Association c/o Financial Freedom  
6900 Beatrice Dr.  
Kalamazoo, MI 49009

\_\_\_\_\_  
*[Space Above This Line For Recording Data]*

### ASSIGNMENT OF CERTIFICATE OF SALE

Recitals: CIT Bank, N.A., Formerly known as OneWest Bank N.A., (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled OneWest Bank N.A., fka OneWest Bank FSB v. Unknown Heirs of Arthur D. Bicknell; Keith A. Bicknell aka Keith Arthur Bicknell; Brian P. Bicknell aka Brain Peter Bicknell; United States of America; State of Oregon; Occupants of the Premises; and The Real Property located at 2976 Hope Street, Klamath Falls, Oregon 97603, et al., Klamath County Circuit Court Case No. 1404001CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. 2007-019459. The judgment of foreclosure was entered into the court's register on June 19<sup>th</sup>, 2015, and the Writ Abstract was thereafter recorded on December 1<sup>st</sup>, 2015, in Auditor's File No. 2015-013001. The subject real property described as:

Beginning at a point in the Easterly line of Tract 37 of HOMEDALE, Klamath County, Oregon, which point is South 100.43 feet along said line from the Northeasterly corner of said Lot, and running thence Westerly, parallel with the North line of said Lot 37, to the Westerly line of said Lot 37; thence Southeasterly along the said Westerly line to the Southwest corner of said Lot 37; thence East along the South line of said Lot 37; a distance of 334.07 feet to the Southeast corner of said Lot; thence North along the West line of First Avenue, a distance of 66 feet, more or less to the place of beginning.

SAVE AND EXCEPT THEREFROM that portion conveyed to Klamath County for road purposes by deed recorded in Volume 80, page 35, Deed Records of Klamath County, Oregon.

ALSO LESS AND EXCEPT THEREFROM that portion conveyed to Klamath County by deed in Book 324, page 214, Deed Records of Klamath County, Oregon.

Commonly known as 2976 Hope Street, Klamath Falls, Oregon 97603 ("Property") was sold at



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

ONEWEST BANK N.A., FKA ONEWEST  
BANK, FSB, ITS SUCCESSORS IN  
INTEREST AND/OR ASSIGNS,

Plaintiff(s)

vs.

UNKNOWN HEIRS OF ARTHUR D. BICKNELL;  
KEITH A. BICKNELL AKA KEITH ARTHUR  
BICKNELL; BRIAN P. BICKNELL AKA BRAIN  
PETER BICKNELL; UNITED STATES OF  
AMERICA; STATE OF OREGON; OCCUPANTS  
OF THE PREMISES; AND THE REAL  
PROPERTY LOCATED AT 2976 HOPE STREET,  
KLAMATH FALLS, OREGON 97603

Defendant(s)

Court No. 1404001CV  
Sheriff's No. J15-0105

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 8/19/2015, 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 11/8/2007, in the following described real property in Klamath County; to-wit:

BEGINNING AT A POINT IN THE EASTERLY LINE OF TRACT 37 OF HOMEDALE, KLAMATH COUNTY, OREGON, WHICH POINT IS SOUTH 100.43 FEET ALONG SAID LINE FROM THE NORTHEASTERLY CORNER OF SAID LOT, AND RUNNING THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID LOT 37, TO THE WESTERLY LINE OF SAID LOT 37; THENCE SOUTHEASTERLY ALONG THE SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 37; A DISTANCE OF 334.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF FIRST AVENUE, A DISTANCE OF 66 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES BY DEED RECORDED IN VOLUME 80, PAGE 35, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO LESS AND EXCEPT THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY BY DEED IN BOOK 324, PAGE 214, DEED RECORDS OF KLAMATH COUNTY,





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 (6/6/2016), 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: 12/8/2015

Frank Skrah, Sheriff  
Klamath County, Oregon

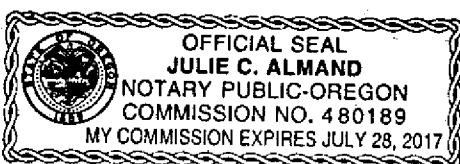
By *[Signature]*  
Deputy

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 12/8/15 by WRI 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

