

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2016-000467

Klamath County, Oregon

01/19/2016 09:51:35 AM

Fee: \$62.00

AFTER RECORDING RETURN TO:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN
CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS
ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3
C/O Ocwen Loan Servicing, LLC
3451 Hammond Avenue
Waterloo, IA 50704

M&H File #: OR-13-602486-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234a)

SHERIFF'S DEED

2. Direct Party/Grantor(s) and Address: (ORS 205.160)

Klamath County Sheriff's Office
3300 Vandenberg Rd
Klamath Falls, OR 97603

3. Indirect Party/Grantee(s)/Plaintiff and Address: (ORS 205.1251a and 205.160)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN
CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS
ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3

3451 Hammond Avenue

Waterloo, IA 50704

4. Trustor(s)/Defendant(s) and Address:

Linda Jean Cate
18 Freedom Dr
Ontario, OR 97914

Allen Rae Cate
18 Freedom Dr
Ontario, OR 97914

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$142,000.00

6. SEND TAX STATEMENTS TO:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN
CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS
ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3

C/O Ocwen Loan Servicing, LLC

3451 Hammond Avenue

Waterloo, IA 50704

SHERIFF'S DEED

Grantor:

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

Grantee:

**THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS
SUCCESSOR IN INTEREST TO JP
MORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE STRUCTURED
ASSET MORTGAGE INVESTMENTS II
INC., BEAR STEARNS ALT-A TRUST,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-3**

After recording return to:

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS
SUCCESSOR IN INTEREST TO JP
MORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE STRUCTURED
ASSET MORTGAGE INVESTMENTS II
INC., BEAR STEARNS ALT-A TRUST,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-3
c/o Ocwen Loan Servicing, LLC
3451 Hammond Avenue, Suite 150
Waterloo, IA 50704

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS
SUCCESSOR IN INTEREST TO JP
MORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE STRUCTURED
ASSET MORTGAGE INVESTMENTS II
INC., BEAR STEARNS ALT-A TRUST,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-3
c/o Ocwen Loan Servicing, LLC
3451 Hammond Avenue, Suite 150
Waterloo, IA 50704

THIS INDENTURE, Made this 12/28/2015, by and between Frank Skrah, Sheriff of Klamath
County, Oregon, hereinafter called the grantor, and THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS
TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS



ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302979CV, Klamath County Sheriff's Office Number J15-0050, in which THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3, ITS SUCCESSORS AND/OR ASSIGNS, was plaintiff(s) and ALLEN RAE CATE; LINDA JEAN CATE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; MIDLAND FUNDING LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4303 ONYX AVENUE, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 03/16/2015, directing the sale of that real property, pursuant to which, on 8/5/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$142,000.00, to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3, ITS SUCCESSORS 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 4 OF SUMMERS LANE HOMES. ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN/PARCEL #: 3909-011BB-01200-000

COMMONLY KNOWN AS 4303 ONYX AVENUE, KLAMATH FALLS, OR 97603.

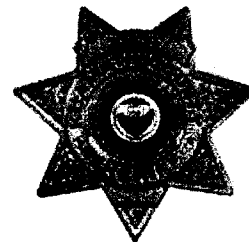
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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.

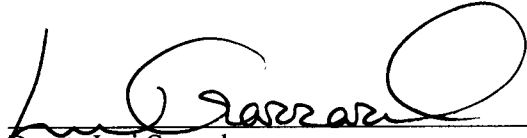
IN WITNESS WHEREOF, the grantor has executed this instrument.

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 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.

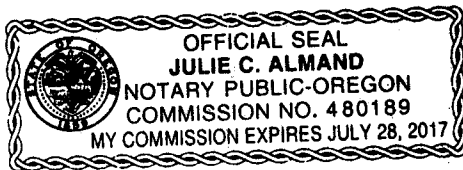
Frank Skrah, Sheriff of Klamath County, Oregon

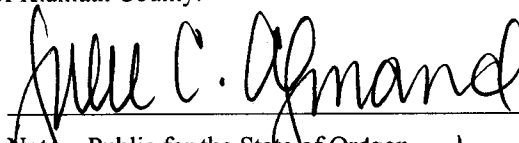

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 12/28/15,

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