

After Recording Return To:

Malcolm * Cisneros, A Law Corporation
2112 Business Center Dr, 2nd Floor
Irvine CA 92612



00182122201600013580030036

02/11/2016 09:55:50 AM

Fee: \$52.00

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Greenville SC 29601-2743

SHERIFF'S DEED ON EXECUTION OF FORECLOSURE

This Indenture, made this 26th day of January, 2016, between Jason Myers (Grantor), as Sheriff of Marion County, State of Oregon, the party of the first part, and V Mortgage REO 1, LLC (Grantee(s)), the party/parties of the second part,

Witnesseth, that whereas, by virtue of a Writ of Execution duly issued out of and under the seal of the Circuit Court of the State of Oregon, for Marion County, dated the 3rd day of September, 2014, upon a judgment of foreclosure duly made and rendered in the said Court on the 12th day of August, 2014, in a suit for the foreclosure of a Mortgage or a Judicial Trust Deed in which WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 1, A DELAWARE STATUTORY TRUST, its successor in interest and/or assigns, was plaintiff and LANA J. FISHER, STATE OF OREGON, OCCUPANTS OF THE PREMISES, were defendant(s), to the Sheriff of said County directed and delivered, commanding him to make sale of the real property hereinafter described and conveyed, and in said judgment and execution specified.

And Whereas, in obedience to said command, and under and by virtue of said Writ of Execution, the said Sheriff did levy, seize, and take all the lands, tenements and real estate which the said defendant(s), the judgment debtor(s), (or any of them), had in and to the said premises hereinafter particularly set forth, described and conveyed, with the appurtenances, and did on the 6th day of April, 2015, sell all the right, title, interest and claim of the said defendant(s) in said suit and to the said premises, at public oral auction, at the main entrance of the Marion County Courthouse, Salem, State of Oregon, between the hours of nine in the morning and four in the afternoon of that day, namely, at 10:00 AM, after having first given due notice of the time and place of said sale according to law by ☒ posting on the Oregon State Sheriffs' Association sales internet website not less than 28 days before the date of sale identified in the notice of sale and said notice of sale remaining posted on the website until that date, ☒ publishing a notice of the time and place of the sale thereof in the Keizer Times, a newspaper of general circulation in this County, once a week for four consecutive weeks, and by sending forthwith prior to the making of the first of such publishing's, a copy of such notice by certified mail return receipt requested to each of the judgment debtor(s) at his/her last-known post-office address or place of residence, and, if applicable, to all other parties as specified by the judgment creditor in the sheriff's instructions by first class mail at the address listed in said instructions, at which sale all of the right, title, interest and claim of the said defendant(s) (or any of them) in and to the said premises, were struck off and sold to V MORTGAGE REO 1, LLC, for the sum of One hundred thirty-six thousand seven hundred forty-nine dollars and 75 cents (\$136,749.75 credit bid) being the highest bidder and that being the highest sum bid therefore.

And Whereas, the said Sheriff, after receiving from the said purchaser the sum of money so bid as aforesaid, gave to the said purchaser such certificate of sale as is by law directed to be given, and the matters contained in such certificate were substantially stated in said Sheriff's return of his proceedings upon said Writ of Execution to the court administrator of the Circuit Court of Marion County, State of Oregon.

And Whereas, confirmation of sale is deemed conclusive by law, and the time having expired as required by statute without any redemption of the said premises having been made,

Now, Therefore, This Indenture Witnesseth: That I, Jason Myers, Sheriff of said Marion County, by virtue of said Writ of Execution and in pursuance of the statute in such cases made and provided for, and in consideration of the said sum of money in hand paid by the party/parties of the second part, the receipt

whereof is hereby acknowledged, have granted, bargained, sold, conveyed and confirmed, and by these present do grant, bargain, sell, convey and confirm unto the said party/parties of the second part, and to their successors, heirs and assigns forever, all the right, title, interest and claim which the said defendant(s) in said suit (or any of them) had on the 21st day of December, 2009 or at anytime afterwards, or now have in or to all these certain lots, pieces or parcels of land, situated, lying and being in the said Marion County, State of Oregon, and more particularly described as follows, to wit:

BEGINNING AT AN IRON PIPE WHICH IS 188.7 FEET SOUTH 89°59' WEST AND 83.4 FEET NORTH 0°02' WEST FROM THE SOUTHEAST CORNER OF LOT 29 IN SMITH'S FRUIT FARMS, IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON; THENCE NORTH 0°02' WEST 82.3 FEET TO AN IRON PIPE; THENCE SOUTH 88°59' WEST 130.0 FEET TO AN IRON PIPE; THENCE SOUTH 0°02' EAST 82.5 FEET TO AN IRON PIPE; THENCE NORTH 88°59' EAST 130.0 FEET TO THE PLACE OF BEGINNING. MORE ACCURATELY DESCRIBED AS: BEGINNING AT AN IRON PIPE WHICH IS 188.7 FEET SOUTH 89°59' WEST AND 83.4 FEET NORTH 0°02' WEST FROM THE SOUTHEAST CORNER OF LOT 29 IN SMITH'S FRUIT FARMS, IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON; THENCE NORTH 0°02' WEST 82.5 FEET TO AN IRON PIPE; THENCE SOUTH 88°59' WEST 130.0 FEET TO AN IRON PIPE; THENCE SOUTH 0°02' EAST 82.5 FEET TO AN IRON PIPE; THENCE NORTH 88°59' EAST 130.0 FEET TO THE PLACE OF BEGINNING. APN/PARCEL #R91315

Commonly known as: 3437 Peck Ave SE, Salem, OR 97302

Together with all the singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

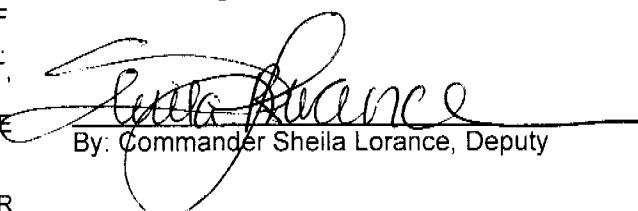
To Have and To Hold the same premises, with the appurtenances, unto the said party/parties of the second part, their successors, heirs and assigns forever, free from all claim thereon upon the part of said defendant(s) (or any of them), and as fully and absolutely as by law the party/parties of the second part can or ought to have or to hold the same hereunder.

In Witness Whereof, I, the said Sheriff, have hereunto set my hand and seal the day and year first above written.

DATED this 26th day of January, 2016

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

Jason Myers
Sheriff of Marion County,
State of Oregon


By: Commander Sheila Lorange, Deputy

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.

STATE OF OREGON)
Marion County) ss.

This instrument was acknowledged before me by Commander Sheila Lorange, as a duly appointed and commissioned deputy of Jason Myers, the Sheriff of Marion County, Oregon on January 26, 2016.

Before me:


(Notary Public for Oregon)

