

SHERIFF'S DEED

Grantor:

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

2016-002174

Klamath County, Oregon

02/26/2016 01:22:24 PM

Fee: \$52.00

Grantee:

Federal National Mortgage Association

After recording return to:

**RCO Legal, P.C.
Attn: Aaron Rabirotff
511 SW 10th Ave., Suite 400
Portland, OR 97205**

**SPACE RESERVED
FOR
RECORDER'S USE**

Until requested otherwise send all tax
statements to:

**James B. Nutter & Company
WestPort Plaza Office
4153 Broadway
Kansas City, MO 64171**

THIS INDENTURE, Made this 2/19/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon,
hereinafter called the grantor, and Federal National Mortgage Association, hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302950CV, Klamath County Sheriff's Office Number J14-0215, in which JAMES B. NUTTER & COMPANY, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and UNKNOWN HEIRS OF JOSEPHINE M. JOHNSON AKA JOSEPHINE MAYE JOHNSON; UNKNOWN HEIRS OF OBERT EUGENE JOHNSON AKA OBIE JOHNSON; EUGENE JOHNSON; JAYNA HAVIRD; DEBBIE REHMAN; AMANDA KING; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 3631 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 11/17/2014, directing the sale of that real property, pursuant to which, on 5/15/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$109,000.00, to JAMES B. NUTTER & COMPANY, 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:

A TRACT OF LAND IN TRACTS 24 AND 25, HOMEDALE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE STAKE ON THE WESTERLY LINE OF TRACT 25, WHICH POINT IS SOUTH 0° 20' WEST 128.5 FEET FROM THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00° 20' WEST 145.9 FEET; THENCE SOUTH 48°44' EAST 326.2 FEET; THENCE NORTH 26° 30' EAST 94.4 FEET; THENCE NORTH 46° 1' WEST 398.1 FEET TO THE POINT OF BEGINNING.

AND MORE COMMONLY KNOWN AS 3631 HOMEDALE ROAD, KLAMATH FALLS, OREGON 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,



OFFICIAL SEAL
JULIE C. ALM
BY PUBLIC-C
MISSION NO.
SION EXPIRES

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.

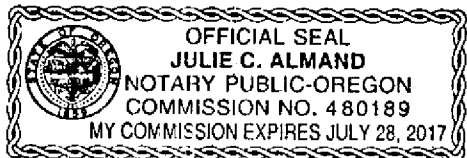
Frank Skrah, Sheriff of Klamath County, Oregon

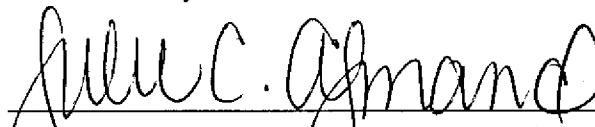

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 2/19/16

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

