

SHERIFF'S DEED

2016-003748

Klamath County, Oregon

04/13/2016 11:58:10 AM

Fee: \$62.00

Grantor:

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

Grantee:

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR GSAMP
TRUST 2007-HSBC1 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2007-HSBC1**

After recording return to:

**Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683**

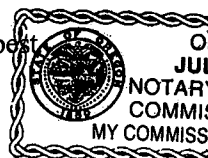
SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Specialized Loan Servicing LLC
8742 Lucent Blvd, Suite 300
Highlands Ranch, CO 80129**

THIS INDENTURE, Made this 4/1/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-HSBC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HSBC1, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1403845CV, Klamath County Sheriff's Office Number J15-0088, in which DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-HSBC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HSBC1 was plaintiff(s) and STEVEN D. TRENT; OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution, which was issued on 6/11/2015, directing the sale of that real property, pursuant to which, on 8/24/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$191,250.00, to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2007-HSBC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HSBC1, 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:

Parcel 1:

A tract of land situated in the SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which is located South 24° 22' 20" West a distance of 2137.93 feet from the Southeast corner of said Section 7; thence North 26° 02' 00" West 416.00 feet to a 5/8 inch iron pin; thence South 63° 58' 00" West 208.00 feet to a 5/8 inch iron pin; thence South 26 02' 00" East 416.00 feet to a 5/8 inch iron pin; thence North 63° 58' 00" East 208.00 feet to the point of beginning, with the bearings based on recorded Survey No. 1356 as recorded in the office of the Klamath County Surveyor.

TOGETHER WITH

A strip of land, thirty feet in width for road easement purposes for ingress and egress to the above described tract of land, said easement being situated in the SE 1/4 of Section 7 and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Southerly line of the above described tract of land, said point being situated North 24° 22' 20" West a distance of 2137.93 feet and South 63° 58' 00" West a distance of 125.02 feet from the Southeast corner of said Section 7; thence South 21° 47' 30" East 154.15 feet; thence South 15° 44' 40" East 69.19 feet; thence North 70° 14' 50" East 87.13 feet; thence South 65° 44' 20" East 111.88 feet; thence South 87° 00' 30" East 358.12 feet; thence North 67° 52' 30" East 122.99 feet; thence North 30° 20' 50" East 109.81 feet; thence North 59° 09' 30" East 285.17 feet, more or less, to the centerline of the Keno-Worden County Road; EXCEPTING THEREFROM that portion within the County Road right of way.

Parcel 2:

A tract of land situated in the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southeast corner of that tract of land described in Deed Volume M71 page 10862, as recorded in the Klamath County Deed records, said point being North 24° 22' 20" West 2137.93 feet from the Southeast corner of said Section 7; thence South 63° 58' 00" West along the Southerly line of said Deed Volume, 208.00 feet to the Southwest corner thereof; thence South 12° 39' 37" West 157.42 feet to the Northwest corner of that tract of land described in Deed Volume M69 page 5656 of said Deed records; thence North 74° 15' 20" East, along the Northerly line of said Deed Volume M69 page 5656, 157.77 feet to the Northeasterly corner thereof; thence North 18° 59' 34" East 213.70 feet to the point of beginning.

TOGETHER WITH a strip of land 30 feet in width for road easement purposes, for ingress and egress, said easement being situated in the SE 1/4 of Section 7, and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said 30 foot wide strip of land being measured at right angles along the Northern side of the following described boundary:

Beginning at a point inside a parcel of land described as Parcel 3 in Book M97 page 16925, said point being situated North 21° 45' 07" East 15.10 feet, and North 28° 36' 18" West 1987.99 feet, from the Southeast corner of said Section 7; thence South 52° 08' 00" East 99.62 feet; thence South 71° 36' 04" East 148.76 feet; thence South 87° 00' 30" East 363.74 feet; thence North 67° 52' 30" East 131.43 feet; thence North 46° 37' 55" East 126.40 feet; thence North 69° 15' 00" East 248 feet, more or less, to the Southwesterly right of line of the Keno-Worden County Road. Basis of bearings is record of Survey No. 6249 on file at Klamath County Surveyor's office. Said easement excludes any land which falls inside said Parcel 3, Book M97 page 16925, Deed records of Klamath County, Oregon.

COMMONLY KNOWN AS 13660 KENO WORDEN ROAD, 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.

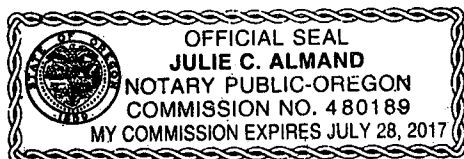
Frank Skrah, Sheriff of Klamath County, Oregon

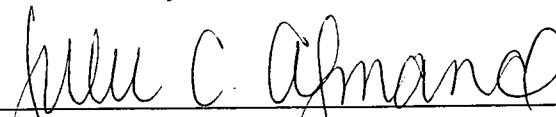

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 4/1/14,

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