

2016-005152

Klamath County, Oregon

05/17/2016 12:44:58 PM

Fee: \$57.00

After recording please return to:
RCO Legal, P.C.
ATTN: Post Sales Department
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Ref: 7303.52278

Tax Statements to Be Sent to:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

[Space Above This Line For Recording Data]

ASSIGNMENT OF CERTIFICATE OF SALE

Recitals: Nationstar Mortgage LLC, (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled Nationstar Mortgage LLC v. Gary Jon Trenchard aka Jonathan Gary Trenchard; Tracy Lynn Trenchard aka Tracy Wright aka Tracy Logue; First Tennessee Bank, National Association successor by merger to First Horizon Home Loan Corporation; Occupants of the Premises; and The Real Property Located at 1729 Laurel Street, Klamath Falls, Oregon 97601, et al., Klamath County Circuit Court Case No. 1501112CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. V:M02 P:59432. The general judgment of foreclosure was entered into the court's register on July 24, 2015, and the Writ Abstract was thereafter recorded on November 25, 2015, in Auditor's File No. 2015-012899. The subject real property described as:

LOTS 11 AND 12 IN BLOCK 1, RIVERVIEW ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON

APN: 4100

Commonly known as 1729 Laurel Street, Klamath Falls, Oregon 97601 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on December 02, 2015. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on December 3, 2015. A true copy of the Certificate is hereto attached as Exhibit A.

For value received in the amount of \$10.00, the Assignor does hereby grant, sell, assign, transfer, convey and deliver unto Federal National Mortgage Association (herein the "Assignee"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the Certificate of Sale, all rights thereunder.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever,

subject only to the terms and conditions of the above-described Certificate of Sale.

Dated May 9, 2016.

Nationstar Mortgage LLC

By: Connie Melendez 5/9/16

Title: Assistant Secretary

State of TEXAS)

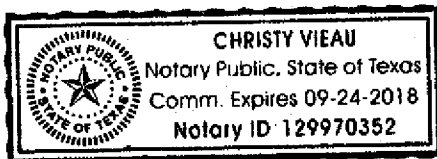
) ss.

County of DENTON)

On this 9th day of May, 2016, before me, a Notary Public in and for said State, personally appeared Connie Melendez who signed this instrument as the Assistant Secretary of Nationstar Mortgage LLC, and on oath stated that (he/she) was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Christy Vieau
Notary signature

My commission expires: 09/24/18



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

NATIONSTAR MORTGAGE LLC, ITS
SUCCESSORS IN INTEREST AND/OR
ASSIGNS,

Plaintiff(s)

vs.

GARY JOHN TRANCHARD AKA JONATHAN
GARY TRENCHARD; TRACY LYNN
TRENCHARD AKA TRACY WRIGHT AKA
TRACY LOGUE; FIRST TENNESSEE BANK,
NATIONAL ASSOCIATION SUCCESSOR BY
MERGER TO FIRST HORIZON HOME LOAN
CORPORATION; OCCUPANTS OF THE
PREMISES; AND THE REAL PROPERTY
LOCATED AT 1729 LAUREL STREET,
KLAMATH FALLS, OREGON 97601,

Defendant(s)

Court No. 1501112CV
Sheriff's No. J15-0107

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 8/10/2015, 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 10/10/2002, in the following described real property in Klamath County; to-wit:

LOTS 11 AND 12 IN BLOCK 1, RIVERVIEW ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

MORE COMMONLY KNOWN AS 1729 LAUREL STREET, KLAMATH FALLS, OREGON 97601.

After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to redemption, in the manner described by law to:

NATIONSTAR MORTGAGE LLC

the highest bidder(s) for the sum of \$63,588.26, on 12/2/2015.

W
W
W
W

Exhibit A
Certificate of Sale



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 (5/30/2016), 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: 12/3/2015

Frank Skrah, Sheriff
Klamath County, Oregon

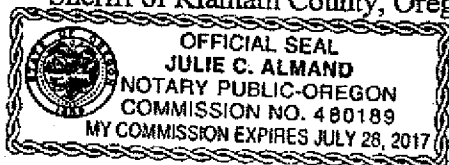
By 
Deputy

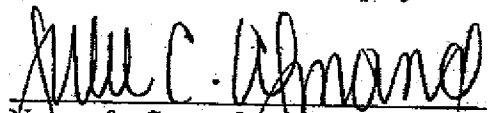
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 12/3/15 by WILLIAM GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah, Sheriff of Klamath County, Oregon.




Notary for State of Oregon
My Commission Expires: 7/28/17