

**2016-006782**

**Klamath County, Oregon**

**06/28/2016 10:39:59 AM**

**Fee: \$52.00**

**SHERIFF'S DEED**

Grantor:	
<b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>	
Grantee:	
<b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC2 c/o Owen Loan Servicing, LLC 1661 Worthington Rd West Palm Beach, FL 33409</b>	
After recording return to:	SPACE RESERVED FOR RECORDER'S USE
<b>Robinson Tait, P.S. Attn: Brian deBourguignon 710 Second Avenue, Suite 710 Seattle, WA 98104</b>	
Until requested otherwise send all tax statements to:	
<b>Owen Loan Servicing, LLC 1661 Worthington Rd West Palm Beach, FL 33409</b>	

THIS INDENTURE, Made this 6/21/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC2, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1403041CV, Klamath County Sheriff's Office Number J15-0093, in which DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC2 was plaintiff(s) and OZDJAN HASSAN; BONNIE HASSAN; CARTER-JONES COLLECTION SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 6/16/2015, directing the sale of that real property, pursuant to which, on 10/2/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$146,000.00, to DEUTSCHE BANK NATIONAL



TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC2, 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 SITUATED IN THE NW1/4 NW1/4 OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY INTERSECTION OF GREENSPRINGS DRIVE AND JACKSON AVENUE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 8, AS COMPUTED FROM RECORDED SURVEY NO. 589, BEARS NORTH 51°19'30" WEST 753.86 FEET AND NORTH 00°43'00" WEST 929.1 FEET; THENCE NORTH 38°40'30" EAST, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GREENSPRINGS DRIVE, 80.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 38°40'30" EAST 180.00 FEET; THENCE NORTH 51°19'30" WEST 320.00 FEET; THENCE SOUTH 38°40'30" WEST 180.00 FEET; THENCE SOUTH 51°19'30" EAST 320.00 FEET TO THE TRUE POINT OF BEGINNING.

ABOVE BEARINGS ARE BASED ON RECORD OF SURVEY NO. 589 FILED IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, STATE OF OREGON.

COMMONLY KNOWN AS 2870 GREEN SPRINGS DRIVE, KLAMATH FALLS, OR 97601.

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.

OFFICIAL SEAL  
STEPHANIE M. LIN  
NOTARY PUBLIC-OF  
OREGON  
COMMISSION NO. 4  
COMMISSION EXPIRES J

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.



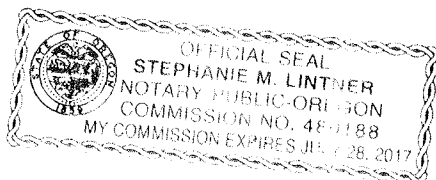
Frank Skrah, Sheriff of Klamath County, Oregon

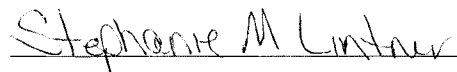
  
Deputy Lori Garrard

STATE OF OREGON     )  
  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 6/21/16,

by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.



  
Notary Public for the State of Oregon  
My commission expires: July 28, 2017

