

2016-007557
Klamath County, Oregon
07/18/2016 11:19:10 AM
Fee: \$57.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by
the County Recording Office

After recording return to:

Robinson Tait, P.S.
Attn: Evan Heaney
710 Second Avenue, Suite 710
Case No. 60248-0041-JUD-2

- 1. Title(s) of Transaction(s)** ORS 205.234(a) Sheriff's Deed
- 2. Direct Parties/Grantor(s)** ORS 205.125(1)(a) and ORS 205.160

Frank Skrah, Sheriff of Klamath County, State of Oregon

3. Indirect party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160 N/A

Federal National Mortgage Association

4. Trustee Address: (If required): N/A
5. True and Actual Consideration ORS 93.030

\$93,000.00

6. Send Tax Statements to:

Nationstar Mortgage LLC, DBA
Champion Mortgage Company
350 Highland Drive
Lewisville, TX 75067

7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:
"RERECORDED AT THE REQUEST OF _____
TO CORRECT PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS
FEE NUMBER _____

SHERIFF'S DEED

Grantor:

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

Grantee:

**Federal National Mortgage Association
c/o Nationstar Mortgage LLC, DBA
Champion Mortgage Company
350 Highland Drive
Lewisville, TX 75067**

After recording return to:

**Robinson Tait, P.S.
Attn: Stephanie Magallon
710 Second Avenue, Suite 710
Seattle, WA 98104**

Until requested otherwise send all tax
statements to:

**Federal National Mortgage Association
c/o Nationstar Mortgage LLC, DBA
Champion Mortgage Company
350 Highland Drive
Lewisville, TX 75067**

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 6/21/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Federal National Mortgage Association c/o Nationstar Mortgage LLC, DBA Champion Mortgage Company, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204424CV, Klamath County Sheriff's Office Number J15-0058, in which NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY was plaintiff(s) and THE ESTATE OF DONIS J. HAWKINS, DECEASED; UNKNOWN HEIRS AND DEVISEES OF DONIS J. HAWKINS, DECEASED; THE ESTATE OF LOUIE D. HAWKINS, DECEASED; UNKNOWN HEIRS AND DEVISEES OF LOUIE D. HAWKINS, DECEASED; 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 2/20/2015, directing the sale of that real property, pursuant to which, on 11/9/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$93,000.00, to CHAMPION MORTGAGE COMPANY, 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:

REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 6 IN BLOCK 32 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE NORTHWESTERLY ALONG THE EASTERLY SIDE OF THE ALLEY 80 FEET; THENCE NORTHEASTERLY PARALLEL WITH LEROY STREET 40 FEET; THENCE SOUTHEASTERLY PARALLEL WITH ELDORADO AVENUE 28 FEET; THENCE NORTHEASTERLY PARALLEL WITH LEROY STREET 3 FEET; THENCE SOUTHEASTERLY PARALLEL WITH ELDORADO AVENUE, 52 FEET TO LEROY STREET, THENCE SOUTHWESTERLY ALONG SAID LINE OF LEROY STREET, 43 FEET TO THE PLACE OF BEGINNING, BEING A PORTION OF LOTS 5 AND 6 OF BLOCK 32 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

TAX PARCEL NUMBER: R215537

COMMONLY KNOWN AS 1879 LEROY STREET, 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.

**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,**

OFFICIAL
REBECCA K.
NOTARY PUBLIC
COMMISSION EXPIRE
Y COMMISSION EXPIRE

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

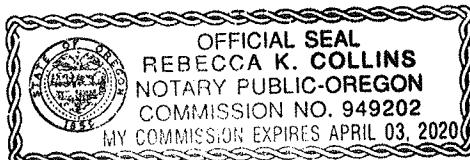
A handwritten signature of Lori Garrard over a horizontal line.

Deputy Lori Garrard

STATE OF OREGON)
County of Klamath) ss

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

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



A handwritten signature of Rebecca K. Collins over a horizontal line.

Notary Public for the State of Oregon

My commission expires: 04/03/2020

