

**SHERIFF'S DEED**

Grantor:

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

**2016-008365**

**Klamath County, Oregon**

**08/08/2016 03:08:39 PM**

**Fee: \$67.00**

Grantee:

**Federal National Mortgage Association  
("Fannie Mae")**

After recording return to:

RCO Legal, PC

Attn: Erik Wilson

511 SW 10<sup>th</sup> Ave., Ste. 400

Portland, OR 97205

**SPACE RESERVED  
FOR  
RECORDER'S USE**

Until requested otherwise send all tax  
statements to:

Seterus, Inc.

PO Box 2008

Grand Rapids, MI 49501-2008

THIS INDENTURE, Made this 08/03/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Federal National Mortgage Association ("Fannie Mae"), hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1403039CV, Klamath County Sheriff's Office Number J15-0125, in which FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BENEFICIARY, BY SETERUS, INC., ITS ATTORNEY-IN-FACT, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, was plaintiff(s) and UNKNOWN HEIRS OF LORNA JANE GLASS; JAMES GLASS; CALVARY PORTFOLIO SERVICES, LLC; MAIN STREET ACQUISITION CORP.; STATE OF OREGON; OCCUPANTS OF PREMISES; AND THE REAL PROPERTY LOCATED AT 999 LAKESHORE DRIVE, KLAMATH FALLS, OREGON 97601, was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 08/31/2015, directing the sale of that real property, pursuant to which, on 01/20/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$64,200.00, to FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BENEFICIARY,





BY SETERUS, INC., ITS ATTORNEY-IN-FACT, 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:

LOT 17 OF LAKE SHORE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING THEREFROM A PORTION OF SAID LOT 17 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17 MARKED BY AN IRON STAKE OF 1 ½ INCH PIPE DRIVEN IN THE GROUND, THENCE SOUTH 0°41' WEST ALONG THE LOT LINE 163.2 FEET TO THE SOUTHWEST CORNER OF LOT 17; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE LOT, 85.00 FEET; THENCE NORTH 2°4' WEST 105 FEET MORE OR LESS, TO A POINT MARKED BY AN IRON STAKE OF 1 ½ INCH PIPE DRIVEN IN THE GROUND AT ORNEAR THE NORTHERLY LOT LINE; THENCE NORTH 51°41' WEST ALONG THE LOT LINE 100.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH THE WEST ONE-HALF OF VACATED ROAD ADJOINING SAID PROPERTY ON THE NORTHEASTERLY LOT LINE.

COMMONLY KNOWN AS 999 LAKESHORE DRIVE, KLAMATH FALLS, OREGON 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, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT**

~~~~~  
FICIAL SEA  
NIE M. LIN  
PUBLIC-OF  
SION NO. 4  
ON EXPIRES J  
~~~~~



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.



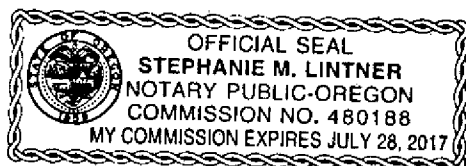
Frank Skrah, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 08/03/2016.

by Becky Collins, Deputy for Frank Skrah, as Sheriff of Klamath County.



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

