

SHERIFF'S DEED

2016-009533

Klamath County, Oregon

09/08/2016 09:53:00 AM

Fee: \$72.00

Grantor:

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

Grantee:

**HSBC Bank USA, National Association, as
Trustee for Fremont Home Loan Trust
2003-A, Asset-Backed Certificates, Series
2003-A
c/o Ocwen Loan Servicing, LLC
1661 Worthington Rd.
West Palm Beach, FL 33409**

After recording return to:

Robinson Tait, P.S.

Attn: Brian deBourguignon

901 Fifth Avenue, Suite 400

Seattle, WA 98164

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

Ocwen Loan Servicing, LLC

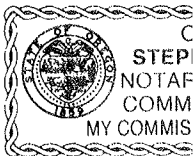
1661 Worthington Rd.

West Palm Beach, FL 33409

THIS INDENTURE, Made this 08/31/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2003-A, Asset-Backed Certificates, Series 2003-A

c/o Ocwen Loan Servicing, LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1501535CV, Klamath County Sheriff's Office Number J15-0140, in which HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2003-A, ASSET-BACKED CERTIFICATES, SERIES 2003-A, was plaintiff(s) and TIMOTHY R. HOLTSCLOW; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; 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 10/23/2015, directing the sale of that real property, pursuant to which, on 01/27/2016 the real property was sold, subject to redemption, in the manner



provided by law, for the sum of \$59,129.69, to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2003-A, Asset-Backed Certificates, Series 2003-A

c/o Ocwen Loan Servicing, LLC, 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:

THE S1/2 OF THE NORTH ACRE OF LOT 65, FAIR ACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 65, 65.75 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT, 331.0 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 65.75 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT, A DISTANCE OF 331.0 FEET TO THE EAST LINE OF SAID LOT; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT, 65.75 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING THEREFROM THE WEST 5.0 FEET THEREOF HERETOFORE DEEDED TO KLAMATH COUNTY FOR THE WIDENING OF HOMEDALE ROAD.

COMMONLY KNOWN AS 1503 HOMEDALE RD, 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;

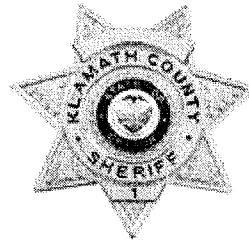
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

OFFICIAL SEAL
ANNE M. LINTNER
PUBLIC-OREGON
COMMISSION NO. 480188
TERM EXPIRES JULY 28, 2018

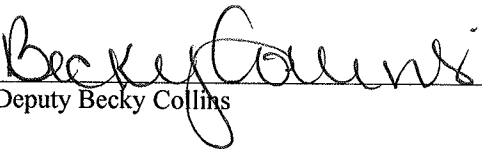
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

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.



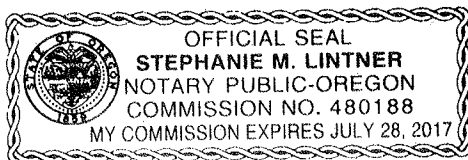
Frank Skrah, Sheriff of Klamath County, Oregon

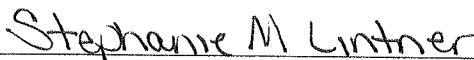

Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on Aug 31, 2016.

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




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