

SHERIFF'S DEED

Grantor:

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

2016-013299

Klamath County, Oregon

12/14/2016 02:03:00 PM

Fee: \$52.00

Grantee:

HSBC Mortgage Services, Inc.

After recording return to:

Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683

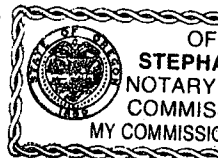
SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

HSBC Mortgage Services, Inc.
639 Grand Regency Blvd.
Brandon, Florida 33509

THIS INDENTURE, Made this 10/14/2016, by and between Frank Skrah, Sheriff of Klamath County,
Oregon, hereinafter called the grantor, and HSBC Mortgage Services, Inc., hereinafter called the grantee;
WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number
15CV16839, Klamath County Sheriff's Office Number J15-0146, in which HSBC MORTGAGE SERVICES, INC.
was plaintiff(s) and RICHARD J. PRICE; LAUREL D. PRICE; MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.; GREENPOINT MORTGAGE FUNDING, INC.; OREGON AFFORDABLE HOUSING
ASSISTANCE CORPORATION; PARTIES IN POSSESSION was defendant(s), in which a Writ of Execution,
which was issued on 11/19/2015, directing the sale of that real property, pursuant to which, on 03/02/2016 the real
property was sold, subject to redemption, in the manner provided by law, for the sum of \$102,440.15, to HSBC
MORTGAGE SERVICES, INC., 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 PORTION OF LOT 16, BAILEY TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE NORTH 89° 52' EAST ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 154.275 FEET; THENCE IN A SOUTHERLY DIRECTION ON A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 66.5 FEET; THENCE WESTERLY ALONG A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID LOT, A DISTANCE OF 154.275 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTHERLY ALONG THE SAID WEST LINE OF SAID LOT, A DISTANCE OF 66.5 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 2629 KANE STREET, 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.

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



OFFICIAL SEAL
NIE M. LINTNE
PUBLIC-OREG
ION NO. 4801
N EXPIRES JULY 2

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 10/18/2016

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

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ON
88
8, 2017