

SHERIFF'S DEED

2016-013483  
Klamath County, Oregon  
12/19/2016 11:47:00 AM  
Fee: \$52.00

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

Grantee:  
  
**Federal National Mortgage Association**

After recording return to:  
Aldridge Pite, LLP  
111 SW Columbia Street, Suite 950  
Portland, OR 97201

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:  
Federal National Mortgage Association  
14221 Dallas Pkwy., Ste 1000  
Dallas, TX 75854

THIS INDENTURE, Made this 12/09/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Federal National Mortgage Association, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV19173, Klamath County Sheriff's Office Number J16-0026, in which NATIONSTAR MORTGAGE LLC was plaintiff(s) and ELIZABETH A. KOHLER; STATE OF OREGON, COUNTY OF KLAMATH; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution, which was issued on 02/12/216, directing the sale of that real property, pursuant to which, on 04/13/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$138,000.00, to NATIONSTAR MORTGAGE 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:

A TRACT OF LAND SITUATED IN THE NW1/4 SE1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF HOMEDALE ROAD, SAID POINT BEING SOUTH 00°02'35" EAST, 2169.24 FEET (2170.00 FEET BY RECORD) AND SOUTH 89°48'28" WEST, 30.00 FEET FROM THE NORTHEAST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 14; THENCE SOUTH 00°02'35" EAST ALONG SAID RIGHT OF WAY LINE 120.00 FEET; THENCE SOUTH 89°48'28" WEST 648.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE U.S.B.R. A-3-B IRRIGATION LATERAL; THENCE NORTH 24°44'39" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 132.34 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89°48'28" EAST ALONG THE NORTHERLY EDGE OF AN EXISTING FENCE LINE 592.80 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 1507 SUMMERS LANE, KLAMATH FALLS, OR 9760

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**



OFFICIAL SEAL  
HANIE M. LINTNER  
BY PUBLIC-OREGON  
MISSION NO. 48018  
SSION EXPIRES JULY 20

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 12/12/16.

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

