

SHERIFF'S DEED

2016-013621

Klamath County, Oregon

12/22/2016 09:07:00 AM

Fee: \$52.00

Grantor:

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

Grantee:

Nationstar Mortgage LLC

After recording return to:

Aldridge Pite, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201

SPACE RESERVED
FOR
RECORDER'S USE

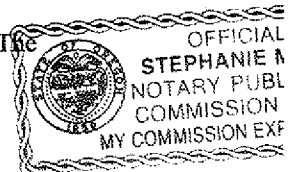
Until requested otherwise send all tax
statements to:

Nationstar Mortgage LLC
8950 Cypress Waters Boulevard
Coppell, TX 75019

THIS INDENTURE, Made this 09/19/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Nationstar Mortgage 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 1403747CV, Klamath County Sheriff's Office Number J15-0129, in which NATIONSTAR MORTGAGE LLC was plaintiff(s) and DEBRA L. MORGAN; RAY KLEIN INC.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3128 CANNON AVENUE, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 09/30/2015, directing the sale of that real property, pursuant to which, on 02/16/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$71,546.00, 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:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH AND STATE OF OREGON AND BEING DESCRIBED AS FOLLOWS: ALL THAT REAL PROPERTY, SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS:

THE E. 1/2 OF LOT 3, BLOCK 2, FIRST ADDITION TO ALTAMONT ACRES, AND THE W 1/2 OF LOT 7, BLOCK 2, FIRST ADDITION TO ALTAMONT ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

BEING THE SAME PROPERTY CONVEYED FROM ROB ROY MC CASLIN AND LORNA DEE MC CASLIN TO DEBRA L. MORGAN BY DEED RECORDED 10/31/2001, IN BOOK M01 PAGE 55703 IN THE REGISTERS OFFICE OF KLAMATH COUNTY, OREGON BEING THE SAME PROPERTY CONVEYED BY ROB ROY MC CASLIN AND LORNA DEE MC CASLIN TO DEBRA L. MORGAN IN DEED DATED 10/24/2004 AND RECORDED 10/31/2001 IN BOOK M01, PAGE 55703 OF KLAMATH, OREGON.

COMMONLY KNOWN AS 3128 CANNON AVE., 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

SEAL
J. LINTNER
CLERK-OREGON
NO. 480188
RES. JULY 28, 2011

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)

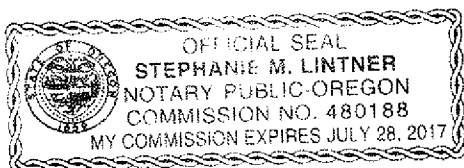
This instrument was acknowledged before me on 9/20/16,

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



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