

**RECORDING COVER SHEET PER ORS 205.234**  
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2016-013685**  
Klamath County, Oregon  
12/23/2016 09:09:00 AM  
Fee: \$57.00

**AFTER RECORDING RETURN TO:**

McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204

**M&H File No.: OR-14-631531-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**

SHERIFF'S DEED

**2. Direct Party/Grantor(s) and Address:(ORS 205.160)**

Klamath County Sheriff's Office  
3300 Vandenberg Rd  
Klamath Falls, OR 97603

**3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2  
MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2007-2

c/o Ocwen Loan Servicing, LLC

3451 Hammond Avenue, Suite 150

Waterloo, IA 50704

**4. Trustor(s)/Defendant(s) and Address:**

John R. Dees  
2238 Lindley Way  
Klamath Falls, OR 97601

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**    \$ 256,163.23

**6. SEND TAX STATEMENTS TO:**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2  
MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2007-2

c/o Ocwen Loan Servicing, LLC

3451 Hammond Avenue, Suite 150

Waterloo, IA 50704

**7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

Being Re-Recorded to correct \_\_\_\_\_

Previously recorded as Document No. \_\_\_\_\_



BULKLEY; ISABEL RODRIGUEZ; VALERIE MOREHOUSE; RENEE A. DEES; RIVERWALK HOLDINGS LTD; OCCUPANTS OF THE PROPERTY, was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 12/04/2015, directing the sale of that real property, pursuant to which, on 03/28/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$256,163.23, to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2, 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:

BEGINNING AT A POINT 1,564 FEET EAST OF THE SOUTHWEST CORNER OF THE NW1/4 NW1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 380 FEET; THENCE EAST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 55 FEET; THENCE NORTH 100 FEET; THENCE WEST 55 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, BEING A PORTION OF THE SE1/4 NW1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 2238 LINDLEY WAY, KLAMATH FALLS, OR 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.

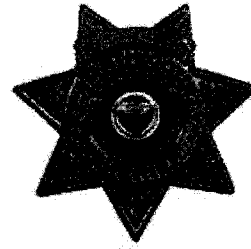
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

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,**

CL  
NOTNER  
REGON  
480188  
JULY 28, 2016

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.



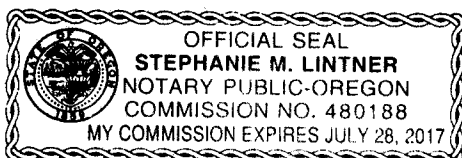
Frank Skrah, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 12/7/16.

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