

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.

2016-013687

Klamath County, Oregon

12/23/2016 09:11:00 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

BANK OF AMERICA, N.A.
c/o Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, TX 77014

M&H File No.: OR-13-545291-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)

BANK OF AMERICA, N.A.

c/o Reverse Mortgage Solutions, Inc.

14405 Walters Road, Suite 200

Houston, TX 77014

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

The Unknown Heirs and Devises of Helen L. Cleven
2913 Summers Lane
Klamath Falls, OR 97603

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ 60,000.00

6. SEND TAX STATEMENTS TO:

BANK OF AMERICA, N.A.

c/o Reverse Mortgage Solutions, Inc.

14405 Walters Road, Suite 200

Houston, TX 77014

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. _____

SHERIFF'S DEED

Grantor:

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

Grantee:

Bank of America, N.A.

After recording return to:

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

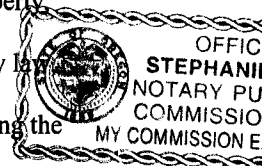
SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

Bank of America, N.A.
c/o Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, TX 77014

THIS INDENTURE, Made this 12/09/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Bank of America, N.A., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1500595CV, Klamath County Sheriff's Office Number J16-0022, in which BANK OF AMERICA, N.A. was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF HELEN L. CLEVEN; NANCY C. GRIFFITH; DAVID GLENN CLEVEN; KATHLEEN S. CORWIN; KLAMATH COUNTY SHERIFF DEPARTMENT; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 02/04/2016, directing the sale of that real property pursuant to which, on 05/11/2016 the real property was sold, subject to redemption, in the manner provided by law for the sum of \$60,000.00, to BANK OF AMERICA, N.A., 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 475 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS A POINT OF BEGINNING AND RUNNING THENCE EAST 238 FEET; THENCE NORTH 75 FEET; THENCE WEST 238 FEET; THENCE SOUTH 75 FEET TO THE POINT OF BEGINNING, SITUATE IN THE SW1/4 SW1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

LESS AND EXCEPTING ANY PORTION LYING WITHIN SUMMERS LANE.

APN/PARECEL #: R520412

COMMONLY KNOWN AS 2913 SUMMERS LANE, 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.

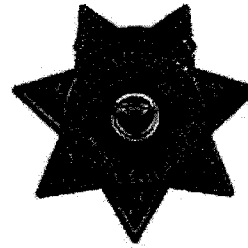
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

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

AL SEAL
M. LINTNE
LIC-OREG
NO. 4801
PIRES JULY 2

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 12/12/16.

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

