

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.

2017-000022
Klamath County, Oregon
01/03/2017 02:03:00 PM
Fee: \$57.00

AFTER RECORDING RETURN TO:

Bank of America, N.A.
7105 Corporate Drive
Plano, TX 75024

M&H File No.: OR-13-544954-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.

7105 Corporate Drive

Plano, TX 75024

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

The Unknown Heirs And Devisees Of Patricia L. Rudy
4318 Avalon Place
Klamath Falls, OR 97603

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$48,000.00

6. SEND TAX STATEMENTS TO:

Bank of America, N.A.

7105 Corporate Drive

Plano, TX 75024

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

Being Re-Recorded to correct _____

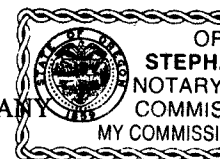
Previously recorded as Document No. _____

SHERIFF'S DEED

| | |
|--|--|
| <p>Grantor:</p> <p>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</p> | <p>SPACE RESERVED FOR RECORDER'S USE</p> |
| <p>Grantee:</p> <p>Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024</p> | |
| <p>After recording return to:</p> <p>Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024</p> | |
| <p>Until requested otherwise send all tax statements to:</p> <p>Bank of America, N.A. 7105 Corporate Drive Plano, TX 75024</p> | |

THIS INDENTURE, Made this 08/28/2016, 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 1302864CV, Klamath County Sheriff's Office Number J15-0033, in which NATIONSTAR MORTGAGE COMPANY LLC D/B/A CHAMPION MORTGAGE COMPANY, was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF PATRICIA L. RUDY; UNITED STATES OF AMERICA; STATE OF OREGON; TAMARA LYNN EDEN; RACHEL HENERSHOTT; ADAM HENDERSHOTT; ASHLEE HENDERSHOTT; TINA WOODHAMS; CLINTON WOODHAMS, JR; ROBERT LARSEN; JIM E. HARRIS; OCCUPANTS OF THE PROPERTY, was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 01/21/2015, directing the sale of that real property, pursuant to which, on 07/08/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$48,000.00, to NATIONSTAR MORTGAGE COMPANY LLC D/B/A CHAMPION MORTGAGE COMPANY, 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 LOT 107 OF FIRST ADDITION TO CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN/PARCEL NO. R544771

COMMONLY KNOWN AS 4318 AVALON PLACE, 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.

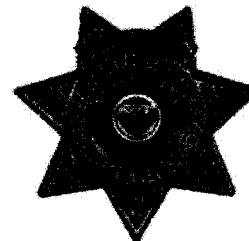
///

///

///

///

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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES,



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

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 12/16/16,

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

