

2017-004226

Klamath County, Oregon

04/24/2017 12:33:00 PM

Fee: \$57.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by
the County Recording Office

After recording return to:

Robinson Tait, P.S.

Attn: Evan Heaney

901 Fifth Avenue, Suite 400

Seattle, WA 98164

Case No. 60183-0049-JUD-2

1. Title(s) of Transaction(s) ORS 205.234(a) Sheriff's Deed

2. Direct Parties/Grantor(s) ORS 205.125(1)(a) and ORS 205.160

Chris Kaber, Sheriff of Klamath County, State of Oregon

3. Indirect party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160 N/A

Federal National Mortgage Association

4. Trustee Address: (If required):N/A

5. True and Actual Consideration ORS 93.030

\$41,400.00

6. Send Tax Statements to:

Ditech Financial, LLC

2100 East Elliot Road, Building 94

Tempe, AZ 852845

7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RERECORDED AT THE REQUEST OF _____

_____ TO CORRECT PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS
FEE NUMBER _____

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	SPACE RESERVED FOR RECORDER'S USE
Grantee: Federal National Mortgage Association	
After recording return to: Robinson Tait, P.S. Attention: Evan Heaney 901 Fifth Ave., Suite 400 Seattle, WA 98164	
Until requested otherwise send all tax statements to: Ditech Financial, LLC 2100 East Elliott Road, Building	

THIS INDENTURE, Made this 04/18/2017, by and between Chris Kaber, 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 1302792CV, Klamath County Sheriff's Office Number J16-0075, in which GREEN TREE SERVICING LLC was plaintiff(s) and JEFFREY BURTENHOUSE; MELINDA BURTENHOUSE; STATE OF OREGON, DEPARTMENT OF REVENUE; CREDIT SERVICES OF OREGON INC.; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 05/27/2016, directing the sale of that real property, pursuant to which, on 09/16/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$41,400.00, to Green Tree Servicing 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:

BEGINNING AT A POINT IN THE WEST LINE OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, WHICH IS NORTH 0 DEGREES 35' WEST 741.2 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 0 DEGREES 35' ALONG THE SAID WEST LINE 75 FEET; THENCE NORTH 89 DEGREES 25' EAST 135 FEET; THENCE SOUTH 0 DEGREES 35' EAST 75 FEET; THENCE SOUTH 89 DEGREES 25' WEST 135 FEET TO THE POINT OF BEGINNING.

APN: R518078

The property is commonly known as: 2116 GETTLE STREET, KLAMATH FALLS, OREGON 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
MARIE M. LINTNE
BY PUBLIC-OREGO
MISSION NO. 48011
SSION 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.

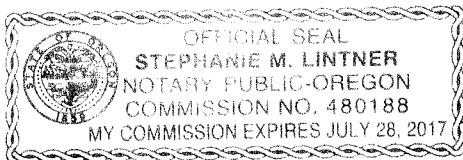
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 4/18/17.

by Becky Collins, Deputy for Chris Kaber, 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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ON
18
2017