

SHERIFF'S DEED

2017-008047

Klamath County, Oregon

07/18/2017 03:37:00 PM

Fee: \$57.00

Grantor:

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

Grantee:

**Nationstar HECM Acquisition Trust 2015-1,
Wilmington Savings Funds Society, FSB,
not Individually, but solely as Trustee**

After recording return to:

RCO Legal, P.C.

Attn: John Thomas

511 SW 10th Ave., Ste. 400

Portland, OR 97205

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

Champion Mortgage Company, Inc.

350 Highland Dr.

Lewisville, TX 75067

THIS INDENTURE, Made this 07/10/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Funds Society, FSB, not Individually, but solely as Trustee, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1500563CV, Klamath County Sheriff's Office Number J16-0023, in which NATIONSTAR HECM ACQUISITION TRUST 2015-1, WILMINGTON SAVINGS FUNDS SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and UNKNOWN HEIRS OF DELBERT W. SETTLE; DAYLE L. ROBNETT, AS AFFIANT OF THE ESTATE OF DELLBERT W. SETTLE; DAYLE L. ROBNETT INDIVIDUALLY; SHERRY L. PSCHERNIG; UNITED STATES OF AMERICA; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 02/09/2016, directing the sale of that real property, pursuant to which, on 05/16/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$152,000.00, to Nationstar HECM Acquisition Trust 2015-1, Wilmington Savings Funds Society, FSB, not Individually, but solely as Trustee, 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:

A PIECE OR PARCEL OF LAND SITUATE IN SECTION 31 T. 39 S., R. 13 E., W.M., CONTAINING 84 ACRES, MORE OR LESS; BEING SUBJECT TO ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR APPARENT ON THE PREMISES; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SE1/4 NE1/4 NE1/4 AND THE S1/2 NE1/4 OF SECTION 31, T. 39 S., R 13 E., W.M.

SAVING AND EXCEPTING THEREFROM THAT PORTION OF THE SW1/4 NE1/4 OF SAID SECTION 31 CONVEYED IN VOL. M73 PAGE 1253 OF KLAMATH COUNTY DEED RECORDS DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 31, T. 39S., R. 13E, W.M., THENCE NORTH 626.8 FEET; THENCE EAST 417.4 FEET; THENCE SOUTH 626.8 FEET; THENCE WEST 417.4 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE PORTION DEEDED BY VIRGINIA J. KENT TO DELBERT W. & JANICE I. SETTLE RECORDED APRIL 30, 2008 AS 2008-006262 RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE NE1/4 SE1/4 LYING NORTHWEST OF GERBER ROAD; CONTAINING 2.6 ACRES, MORE OR LESS; REFERENCE KLAMATH COUNTY PROPERTY LINE ADJUSTMENT 13-00



LESS AND EXCEPT THAT PORTION DEEDED BY DELBERT W. & JANICE L. SETTLE TO VIRGINIA J. KENT RECORDED APRIL 24, 2008 AS 2008-005947, RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, BEING MORE PARTICULARLY DESCRIBED AS THAT PORTION OF THE SE1/4 NR1/4 LYING SOUTHEAST OF GERBER ROAD; CONTAINING 3.7 ACRES, MORE OR LESS, REFERENCE KLAMATH COUNTY PROPERTY LINE ADJUSTMENT 13.00

The property is commonly known as: COMMONLY KNOWN AS 47209 GERBER ROAD, BONANZA, OREGON 97623

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.

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OFFICIAL SEAL
ANIE M. LINTNE
PUBLIC-OREG
SION NO. 4801
ON EXPIRES JULY

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,

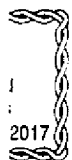
CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR 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, 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 7/10/2017.

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.

Stephanie Lintner
Notary Public for the State of Oregon
My commission expires: July 28, 2017

