

SHERIFF'S DEED

2017-012728

Klamath County, Oregon

11/03/2017 03:48:48 PM

Fee: \$57.00

Grantor:

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

Grantee:

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

After recording return to:

Aldridge Pite, LLP

4375 Jutland Drive suite 200

San Diego, CA 92117

Attn: Clarissa Melgosa

**Until requested otherwise send all tax
statements to:**

Seterus Inc.

P.O. Box 4121

Beaverton, OR 97076

**SPACE RESERVED
FOR
RECORDER'S USE**



THIS INDENTURE, Made this 10/23/2017, 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 1501698CV, Klamath County Sheriff's Office Number J16-0114, in which FEDERAL NATIONAL MORTGAGE ASSOCIATION was plaintiff(s) and GAYLE RAE SMITH; RALPH W. SMITH; CAPITAL ONE BANK (USA) N.A.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1911 JOHNSON AVENUE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 10/14/2016, directing the sale of that real property, pursuant to which, on 04/17-2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$116,300.00, to FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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:

LOTS 3, 4 AND 5, BLOCK 36, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, EXCEPTING:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 5 BLOCK 36, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 5, 40.60 FEET TO A LINE 60 FEET DISTANT WESTERLY AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID LINE 56.02 FEET TO THE LINE COMMON TO LOTS 4 AND 5; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 5, 65.86 FEET TO THE NORTHEAST CORNER OF LOT 5; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 5, 50 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 36, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 4, 53.0 FEET; THENCE SOUTHERLY 2.70 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4; THENCE WESTERLY ALONG THE LINE COMMON TO LOTS 4 AND 5, 65.86 FEET TO A LINE 60 FEET DISTANT WESTERLY AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID LINE, 56.02 FEET TO THE LINE COMMON TO LOTS 3 AND 4; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 4, 67.22 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK 36, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 3 WHICH IS THE LINE COMMON TO LOTS 3 AND 4, 67.22 FEET TO A LINE 60 FEET DISTANT WESTERLY AND PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, THENCE NORTHWESTERLY ALONG SAID LINE 56.02 FEET TO THE LINE COMMON TO LOTS 2 AND 3; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 3, 67.22 FEET TO THE NORTHEAST

OFFICIAL
MANDA LI
TARY PUB
OMMISSIO
EXPIRES C

CORNER OF LOT 3; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 3, 56.0
FEET TO THE POINT OF BEGINNING

The property is commonly known as: 1911 JOHNSON AVENUE, 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.

///

///

///

///

///

///

///

///

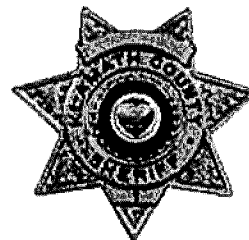
///

///

///

STAMP
BLYLEVEI
IC - OREGO
NO. 96768
OCTOBER 15.

**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.

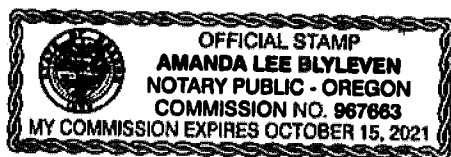
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/23/2017.

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



[Signature]

Notary Public for the State of Oregon

My commission expires: 10/15/2021