

SHERIFF'S DEED

Grantor:

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

2017-012748
Klamath County, Oregon
11/06/2017 09:13:00 AM
Fee: \$77.00

Grantee:

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN
INTEREST TO BANK OF AMERICA,
NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR BY MERGER
TO LASALLE BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
CERTIFICATESHOLDERS OF EMC
MORTGAGE LOAN TRUST 2001-A.
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2001-A, ITS
SUCCESSORS IN INTEREST AND/OR
ASSIGNS**

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:

Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, UT 84115

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 10/26/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATESHOLDERS OF EMC MORTGAGE LOAN TRUST 2001-A. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-A, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1204406CV, Klamath County Sheriff's Office Number J16-0101, in which U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATESHOLDERS OF EMC MORTGAGE LOAN TRUST 2001-A. MORTGAGE

PASS-THROUGH CERTIFICATES, SERIES 2001-A, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and CYNTHIA L. SPERRY AKA CYNTHIA LYNN SPERRY AKA CYNTHIA HACK AKA CINDY L. SARGENT; WATERSTONE MORTGAGE, LLC; CARTER-JONES COLLECTION SERVICE; OREGON DEPARTMENT OF CONSUMER BUSINESS SERVICES; CREDIT BUREAU OF KLAMATH COUNTY; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 5540 DEWITT AVE., KLAMATH FALLS, OREGON 97601 was defendant(s), in which a Writ of Execution, which was issued on 11/01/2016, directing the sale of that real property, pursuant to which, on 03/31/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$89,200.00, to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST 2001-A. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-A, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, 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 660 FEET SOUTH AND 264 FEET WEST OF THE NORTHEAST CORNER OF THE SW 1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; RUNNING THENCE SOUTH 165 FEET; THENCE WEST 66 FEET; THENCE NORTH 165 FEET; THENCE EAST 66 FEET TO THE POINT OF BEGINNING, AND EXCEPTING THERE FROM A STRIP 20 FEET WIDE OFF THE NORTH END OF SAID DESCRIBED TRACT FOR ROAD PURPOSES.



ALSO THE N1/2 W1/2 SE1/4 NE1/4 SW1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, LESS AND EXCEPTIN 20 FEE OFF THE NORTH SIDE RESERVED FOR COUNTY ROAD PURPOSES

The property is commonly known as: 5540 DEWITT AVE. KLAMATH FALLS, OREGON 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.

OFFICIAL S
TIE LYNNE
RY PUBLIC
MISSION NC
SION EXPIRES J

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

AMP
ROWN
OREGON
951875
JUN 29, 2020

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/26/2017

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

Katie Lynne Brown

Notary Public for the State of Oregon

My commission expires: 6/29/2020

