

SHERIFF'S DEED

Grantor:

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

2017-013243

Klamath County, Oregon

11/15/2017 04:08:00 PM

Fee: \$52.00

Grantee:

SELENE FINANCE LP

After recording return to:

Shapiro & Sutherland

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

Until requested otherwise send all tax
statements to:

SELENE FINANCE LP

9990 Richmond Avenue, Suite 400S

Houston, Texas 77042

SPACE RESERVED
FOR
RECORDER'S USE



THIS INDENTURE, Made this 11/03/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and SELENE FINANCE LP, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV14431, Klamath County Sheriff's Office Number J16-0108, in which SELENE FINANCE LP was plaintiff(s) and KIMBERLEE WAGGENER; PARTIES IN POSSESSION was defendant(s), in which a Writ of Execution, which was issued on 09/06/2016, directing the sale of that real property, pursuant to which, on 05/05/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$59,760.00, to SELENE FINANCE LP, 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:

PARCEL 1

LOT 7 OF EMPIRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

PARCEL 2

THE E1/2 OF LOT 6 OF EMPIRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

MANUFACTURED HOME DESCRIPTION: 1995, GOLDENWEST MODEL #RADCO, SERIAL #WH11396AB
X #245175 RAD815494 RAD 815495 WHICH BY INTENTIONS OF THE PARTIES SHALL CONSTITUTE A
PART OF THE REALTY AND SHALL PASS WITH IT

The property is commonly known as: 4315 FRIEDA AVENUE, KALMATH 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.

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**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,**

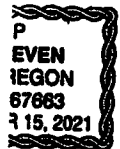


OFFICIAL STAMP
AMANDA LEE BLYE
NOTARY PUBLIC - OREGON
COMMISSION NO. 8
EXPIRES OCTOBER 2011

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

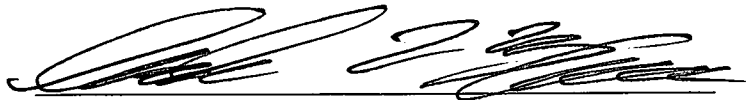

Deputy Becky Collins



STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 11/3/2017

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



Notary Public for the State of Oregon

My commission expires: 10/21 ^{AB} 10/15/2021

