

2017-014188

Klamath County, Oregon

12/14/2017 09:23:01 AM

Fee: \$57.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

S&S File No. 14-114596

Legal Description: The North One-Half of Lot 4 in Block 1, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

APN: R542247

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)



Sheriff's Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Chris Kaber, Sheriff of Klamath County, State of Oregon

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(b) and 205.160

U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. as
Successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage
Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1

4) TRUE AND ACTUAL CONSIDERATION ||

5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

\$187,246.57 Other

| Nationstar Mortgage LLC d/b/a Mr. Cooper

| 8950 Cypress Waters Blvd

| Coppell, Texas 75019

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary
ORS 205.125(1)(e) | **obligation imposed by the order**
CHECK ONE: FULL | **or warrant. ORS 205.125(1)(c)**
(If applicable) PARTIAL |

| \$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _title company_ TO CORRECT Grantee name _PREVIOUSLY RECORDED IN BOOK _AND PAGE _, OR AS FEE NUMBER _Instrument No 2017-012365 _."

SHERIFF'S DEED

Grantor:

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

Grantee:

**U.S. Bank, National Association,
Successor Trustee to Bank of
America, N.A. as Successor to
LaSalle Bank, N.A. as Trustee,
for Merrill Lynch First Franklin
Mortgage Loan Trust, Mortgage
Loan Asset-Backed Certificates,
Series 2007-H1.**

After recording return to:

Shapiro & Sutherland
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683

Until requested otherwise send all tax
statements to:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd
Coppell, Texas 75019

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 U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV31389, Klamath County Sheriff's Office Number J16-0092, in which U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H1 was plaintiff(s) and RILDA RODGERS, INDIVIDUALLY AND AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF FREDRICK J. RODGERS; NICHOLAS RODGERS; JONATHON TYLER RODGERS; UNKNOWN HEIRS OF FREDRICK J. RODGERS; CARTER-JONES COLLECTION SERVICE, INC. DBA CARTERJONES COLLECTION SERVICES; STATE OF OREGON; PARTIES IN POSSESSION was defendant(s), in which a Writ of Execution, which was issued on 08/01/2016, directing the sale of that real property, pursuant to which, on 03/29/2017 the real property was sold, subject to



redemption, in the manner provided by law, for the sum of \$187,246.57, to U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H1, 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:

THE NORTH ONE-HALF OF LOT 4 IN BLOCK 1, THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The property is commonly known as: 3126 ALTAMONT DR., KLAMATH 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.

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

**OFFICIAL STAMP
KATIE LYNNE BRIDGES
NOTARY PUBLIC - OF OREGON
COMMISSION NO. 91234
MY COMMISSION EXPIRES JUNE 30, 2011**

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 12/1/17.

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

IP
OWN
REGON
51875
29, 2020