

2017-014350

Klamath County, Oregon

12/18/2017 09:30:01 AM

Fee: \$57.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to:

Robinson Tait, P.S.

Attn: Elizabeth Yeo

901 Fifth Avenue, Suite 400

Seattle, WA 98164

Case No. 60111-00509-JUD-OR

1. Title(s) of Transaction(s) ORS 205.234(a) Sheriff's Deed

2. Direct Parties/Grantor(s) ORS 205.125(1)(a) and ORS 205.160

Chris Kaber, Sheriff of Klamath County, State of Oregon

3. Indirect party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160 N/A

Federal National Mortgage Association

4. Trustee Address: (If required):N/A

5. True and Actual Consideration ORS 93.030

\$28,200.00

6. Send Tax Statements to:

Wells Fargo

1 Home Campus

Des Moines, IA 50328

7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:
RERECORDED AT THE REQUEST OF _____ TO _____ PREVIOUSLY RECORDED

SHERIFF'S DEED

Grantor:

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

Grantee:

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

After recording return to:

Robinson Tait, P.S.

Attention: Elizabeth Yeo

901 Fifth Ave., Suite 400

Seattle, WA 98164

Until requested otherwise send all tax
statements to:

Wells Fargo

1 Home Campus

Des Moines, IA 50328

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 12/11/2017, 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 16Cv04003, Klamath County Sheriff's Office Number F17-0071, in which WELLS FARGO BANK NA was plaintiff(s) and KAREN E. DAVENPORT; MICHAEL W. TRUE; THE HUNTINGTON NATIONAL BANK FKA UNION FEDERAL BANK OF INDIANAPOLIS; AND PERSON OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 01/17/2017, directing the sale of that real property, pursuant to which, on 06/02/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$28,200.00, to WELLS FARGO BANK NA, 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 IN THE SOUTH LINE OF ROSEWAY DRIVE, 14 FEET EAST OF THE NORTHWEST CORNER OF LOT 37 OF ROSELAWN SUBDIVISION BLOCK 70, BUENA VISTA ADDITION TO KLAMATH FALLS; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, RECORDED IN BOOK 7, PAGE 2, APRIL 12, 1927; THENCE SOUTH AT RIGHT ANGLES 61.5 FEET TO THE NORTH LINE OF ALLEY; THENCE EAST ALONG SAID NORTH LINE 50 FEET; THENCE NORTH AT RIGHT ANGLES 61.5 FEET TO A POINT IN THE SOUTH LINE OF ROSEWAY DRIVE 20 FEET EAST OF THE NORTHWEST CORNER OF LOT 36; THENCE WEST ON SAID SOUTH LINE 50 FEET TO THE PLACE OF BEGINNING; BEING THE EAST 30 FEET OF LOT 37 AND THE WEST 20 FEET OF LOT 36, OF SAID ROSELAWN SUBDIVISION, BLOCK 70, BUENA VISTA ADDITION; SAID TRACT FACING 50 FEET ON THE SOUTH LINE OF ROSEWAY DRIVE, AND EXTENDING 61.5 FEET SOUTH THEREFROM.

TOGETHER WITH THE N 1/2 OF THE VACATED ALLEY ADJOINING SAID PROPERTY WHICH WAS VACATED BY ORDINANCE NO. 5038 RECORDED DECEMBER 10, 1958 IN VOLUME 307, PAGE 405, DEED RECORDS OF KLAMATH COUNTY, OREGON

The property is commonly known as: 800 ROSEWAY DR., 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.

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

OFFICIAL STATE
KATIE LYNNE B
OTARY PUBLIC - C
OMMISSION NO.
MISSION EXPIRES JUN

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

MP
BROWN
OREGON
951875
JUN 29, 2020

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 12/11/2017.

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: June 29, 2020