

SHERIFF'S DEED

Grantor:

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

2017-014517

Klamath County, Oregon

12/22/2017 09:28:01 AM

Fee: \$57.00

Grantee:

**BAYVIEW LOAN SERVICING, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY**

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:

BAYVIEW LOAN SERVICING, LLC

4425 Ponce De Leon Boulevard, 5th Floor
Coral Gables, FL 33146

SPACE RESERVED
FOR
RECORDER'S USE



THIS INDENTURE, Made this 12/13/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the grantee; WITNESSETH:

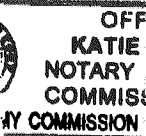
RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV20741, Klamath County Sheriff's Office Number F17-0077, in which BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY was plaintiff(s) and VALERIE MARTIN; CITIBANK SOUTH DAKOTA NA; ASSET ACCEPTANCE LLC; 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 1155 BLY MOUNTAIN CUTOFF RD, BONANZA, OR 97623 was defendant(s), in which a Writ of Execution, which was issued on 02/15/2017, directing the sale of that real property, pursuant to which, on 06/12/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$8,000.00, to BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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:

THAT PORTION OF LAND LOCATED IN THE EAST 600 FEET OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 39 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89° 44' 24" WEST 600 FEET AND NORTH 0° 17' 27" WEST 60.00 FEET FROM THE N1/16 CORNER OF SECTIONS 2 AND 3; THENCE NORTH 38° 39' 37" EAST 768.44 FEET; THENCE NORTH 33° 27' 06" EAST 135.54 FEET; THENCE NORTH 31° 39' 37" WEST 136.37 FEET; THENCE NORTH 49° 06' 11" WEST 234.68 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THE BONANZA-BLY MOUNTAIN BUT-OFF ROAD; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE, ON A 439.26 FT. RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH IS 136.94 FT; THENCE SOUTH 45° 17' 59" WEST 178.20 FEET; THENCE ON A 686.20 FT. RADIUS CURVE LEFT THE LONG CHORD OF WHICH IS 162.56; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 0° 17' 27" EAST 620.21 FEET, MORE OR LESS TO THE POINT OF BEGINNING.



THAT PORTION OF LOT 1 IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH LIES EASTERLY OF THE MARKET ROAD EXTENDING FROM BONANZA TO LAKEVIEW JUNCTION AND WESTERLY OF PROPERTY HERETOFORE CONVEYED TO TOWN OF BONANZA, BY DEED DATED APRIL 25, 1947, SAID PROPERTY SO CONVEYED TO TOWN OF BONANZA BEING FURTHER DESCRIBED AS BEING THE EASTERLY 600 FEET OF SAID LOT 1 OF SAID SECTION 3, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

The property is commonly known as: 1155 BLY MOUNTAIN CUTOFF RD, BONANZA, OR 97623

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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UBLIC - OR
ON NO. 95
XPIRES JUNE 2

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 12/13/2017

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