

SHERIFF'S DEED

2018-000129

Klamath County, Oregon

01/03/2018 03:13:01 PM

Fee: \$52.00

Grantor:

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

Grantee:

**U.S. BANK, N.A., AS TRUSTEE FOR
LSF9 MASTER PARTICIPATION
TRUST**

After recording return to:

**Aldridge Pite, LLP
4375 Jutland Drive suite 200
San Diego, CA 92117
Attn: Clarissa Melgosa**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Caliber Hone Loans Inc.
13801 Wireless Way
Oklahoma City, OK 93124**

THIS INDENTURE, Made this 12/11/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV08022, Klamath County Sheriff's Office Number J16-0127, in which U.S. BANK, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST was plaintiff(s) and VERNON L. FULTON, JR.; DEBBIE A. FULTON; DISCOVER BANK; ASSET ACCEPTANCE, LLC; MIDLAND FUNDIN, LLC; CAPITAL ONE BANK; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1124 MONCLAIRE STREET, KLAMATH FALLS, OREGON 97601 was defendant(s), in which a Writ of Execution, which was issued on 11/14/2017, directing the sale of that real property, pursuant to which, on 05/03/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$121,194.21, to U.S. BANK, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, 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:

FIFTY-SEVEN AND ONE-HALF FEET OFF THE NORTHEASTERLY SIDE OF LOT 9 IN BLOCK 11 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY LINE OF MONCLAIRE STREET AT THE INTERSECTION WITH SAID LINE AND THE LINE BETWEEN LOTS 8 AND 9 OF SAID BLOCK 11 THENCE NORTHWESTERLY ALONG SAID LINE BETWEEN SAID LOTS 8 AND 9, 100 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LOT 9; THENCE SOUTHWESTERLY 57 1/2 FEET; THENCE SOUTHEASTERLY AND PARALLEL TO THE AFORESAID LINE BETWEEN LOTS 8 AND 9, 100 FEET, MORE OR LESS, TO THE AFORESAID LINE OF MONCLAIRE STREET; THENCE NORTHEASTERLY ALONG SAID LINE OF MONCLAIRE STREET 57 1/2 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 1124 MONCLAIR STREET, KLAMATH FALLS, OR 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 PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE

OFFICIAL
KATIE LYNN
NOTARY PUBLIC
COMMISSION
MY COMMISSION EXPIRES

~~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 12/11/2017.

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: 6-29-2020

