

2018-000512

Klamath County, Oregon

01/12/2018 03:43:01 PM

Fee: \$57.00

Recording Cover Page

PER ORS 205.234

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER PAGE DO NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

Name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238

Aldridge Pite LLP: 4375 Jutland Dr.
San Diego, CA 92117

*Correcting at the request of:

Aldridge Pite LLP
TO CORRECT previous reflected
Writ issued date as 10/06/216

PREVIOUSLY RECORDED IN BOOK N/A
AND PAGE N/A, or AS FE NUMBER
2017 2017-012738
Year Document #

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(A)
NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule
federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release
affecting title to or an interest in real property".

Sheriffs Deed

2. **Grantor/Direct (s) as described in ORS 205.160.**

Klamath County Sheriffs Office
3300 Vandenberg Road
Klamath Falls, OR 97603

3. **Grantee/Indirect (s) as described in ORS 205.160.**

Citimortgage, Inc.

1000 Technology Dr., Mail Station 100
O'Fallon, MO 63368

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

\$193,167.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING NAME AND ADDRESS:**
for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

CitiMortgage, Inc. 1000 Technology Dr., Mail Station 100 O'fallon, MO 63368

6. **SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).** FULL PARTIAL

7. **LIEN DOCUMENTS: ORS 205.234 (1) (f).** Amount of Lien \$

Effective 09/07/2012

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	SPACE RESERVED FOR RECORDER'S USE
Grantee: CITIMORTGAGE, INC.	
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: Citimortgage Inc. 1000 Technology Drive Mail Station 100 O'Fallon, MO 63368	

THIS INDENTURE, Made this 10/23/2017, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and CITIMORTGAGE, INC., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV12786, Klamath County Sheriff's Office Number J16-0104, in which CITIMORTGAGE, INC. was plaintiff(s) and CARRIE WIRTH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA L. DREW; CARRIE WIRTH; JILL BURNETT; SHANNON LAZALERE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 11369 WHITE GOOSE DRIVE, KENO, OREGON 97627 was defendant(s), in which a Writ of Execution, which was issued on 10/06/2016, directing the sale of that real property, pursuant to which, on 04/05/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$193,167.00, to CITIMORTGAGE, INC., 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:

LOT 21 IN BLOCK 35 OF TRACT NO. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

The property is commonly known as: 11369 WHITE GOOSE DRIVE, KENO, OREGON 97627

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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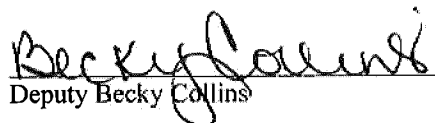
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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



OFFICIAL STAMP
KATIE LYNNE BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 9518
COMMISSION EXPIRES JUNE 28, 2011

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.

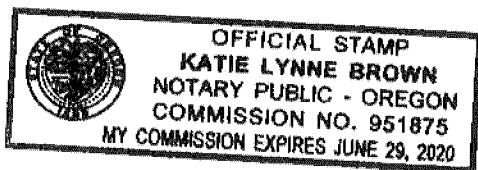
Frank Skrah, Sheriff of Klamath County, Oregon



Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 11/21/2018.

by Becky Collins, Deputy for Frank Skrah, as Sheriff of Klamath County.




Notary Public for the State of Oregon
My commission expires: 6-29-2020

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ON
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