

**RECORDING COVER SHEET** PER ORS 205.234  
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2018-000946**

**Klamath County, Oregon**

01/25/2018 09:10:01 AM

Fee: \$52.00

**AFTER RECORDING RETURN TO:**

McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204

**M&H File No.: OR-16-711048-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**  
CERTIFICATE OF SALE

**2. Direct Party/Grantor(s) and Address: (ORS 205.160)**

Klamath County Sheriff's Office  
3300 Vandenberg Rd  
Klamath Falls, OR 97603

**3. Indirect Party/Grantee(s)/Plaintiff and Address: (ORS 205.1251a and 205.160)**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

3415 Vision Dr

Columbus, OH 43219

**4. Trustor(s) and Address:**

Arlene J. Jones  
5040 Tingley Ln  
Klamath Falls, OR 97603

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)** \$ \$115,200.00

**6. SEND TAX STATEMENTS TO:**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

3415 Vision Dr

Columbus, OH 43219

**7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

Being Re-Recorded to correct \_\_\_\_\_

Previously recorded as Document No. \_\_\_\_\_

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
THE COUNTY OF KLAMATH

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Court Number 16CV29605

Sheriff Number F17-0081

VS. Plaintiff(s)

CERTIFICATE OF SALE  
UPON EXECUTION

ARLENE J. JONES; OCCUPANTS OF THE PROPERTY

Defendant(s)

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 02/13/2017 upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had, on or after 06/08/2012, in the following described real property in Klamath County; to-wit:

LOT 3 AND THAT PORTION OF VACATED OREGON AVENUE ADJACENT TO THE NORTH LINE OF LOT 3 IN BLOCK 47 OF BUENA VISTA 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

COMMONLY KNOWN AS: 328 WEST OREGON AVE., KLAMATH FALLS, OR 97601

After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to redemption, in the manner described by law to:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

The highest bidder(s) for the sum of \$115,200.00 on 08/16/2017



IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
THE COUNTY OF KLAMATH

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me, or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of redemption 02/12/2018 unless the real property shall be sooner redeemed according to law.

NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this office along with a fee of \$50.00.

Dated: 12/12/2017

Chris Kaber, Sheriff  
Klamath County Oregon

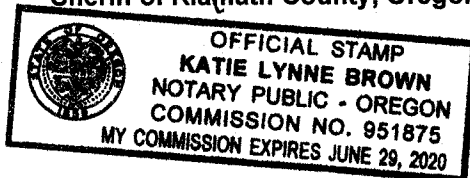
By Becky Collins  
Deputy

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 THE 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 ON ORS 92.010 OR 250.010, 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 OREGON 8, OREGON LAWS 2010.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer, provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on 12/12/2017 by Becky Collins, as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.



Katie Lynne Brown  
Notary for State of Oregon  
My Commission Expires: 6-29-2020

VN  
GON  
875  
2020