

**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.

**2018-001745**

**Klamath County, Oregon**

**02/14/2018 09:48:00 AM**

**Fee: \$62.00**

**AFTER RECORDING RETURN TO:**

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

**M&H File No.: OR-15-674184-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**  
**SHERIFF'S DEED**

---

**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)**

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the  
United States of America

---

14221 Dallas Parkway, Suite 1000

---

Dallas, TX 75254

---

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

Sean L Martin  
139 Uerlings Ave  
Klamath Falls, OR 97601

---

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ \$51,600.00

**6. SEND TAX STATEMENTS TO:**

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the  
United States of America

---

14221 Dallas Parkway, Suite 1000

---

Dallas, TX 75254

---

**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.** \_\_\_\_\_

**SHERIFF'S DEED**

Grantor:

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

Grantee:

**FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FANNIE MAE"), A  
CORPORATION ORGANIZED AND  
EXISTING UNDER THE LAWS OF THE  
UNITED STATES OF AMERICA**

After recording return to:

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

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FANNIE MAE"), A  
CORPORATION ORGANIZED AND EXISTING  
UNDER THE LAWS OF THE UNITED STATES  
OF AMERICA  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

THIS INDENTURE, Made this 12/28/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV14093, Klamath County Sheriff's Office Number F17-0086, in which NATIONSTAR MORTGAGE LLC was plaintiff(s) and SEAN L MARTIN; CREDIT BUREAU OF KLAMATH COUNTY; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 02/23/2017, directing the sale of that real property, pursuant to which, on 06/14/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$51,600.00, to NATIONSTAR MORTGAGE LLC, 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:

**PARCEL 1**

A portion of Lots 1 and 7, Block 102, 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence North along the West boundary of University Street 50 feet to a point; thence Southwesterly parallel with the South line of said Lot 1 to the East line of Lot 7; thence Northerly along said East line of Lot 7 to the Northeast corner thereof; thence Southwesterly along North line of Lot 7, 10 feet to a point; thence Southerly parallel with the East line of Lot 7 to the South line thereof; thence Northeasterly along the South line of Lot 7 a distance of 10 feet to the Southwest corner of Lot 1; thence continuing Northeasterly along the South line of Lot 1 to the point of beginning.

**PARCEL 2**

A portion of Lot 8, Block 102, 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, more particularly described as follows:

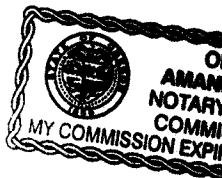
Beginning at the Northwestern corner of said Lot 8; thence Easterly along the Northerly line of Lot 8 a distance of 170.6 feet to the true point of beginning of this description; thence Southerly 5 feet parallel to California Avenue; thence Easterly parallel to the Northerly boundary line of said Lot 8 to the Westerly line of Uerlings Street; thence Northerly along Uerlings Street, a distance of 5 feet, more or less to the Northeasterly corner of said Lot 8; thence Westerly along the Northerly line of said Lot 8, to the point of beginning.

**PARCEL 3**

The Southeasterly 8 feet, (as measured along the Westerly line and parallel to the South line of Lot) of the following parcel:

All of Lot 1, Block 102 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, SAVING AND EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102 of BUENA VISTA ADDITION and running thence Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102 of BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said Lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.



The property is commonly known as: 139 UERLINGS AVE., 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.

///

///

///

///

///

///

///

///

///

///

///

///

///

///

OFFICIAL STAMP  
JA LEE BLYLEVEN  
PUBLIC - OREGON  
SSION NO. 967663  
ES OCTOBER 15, 2021

**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.

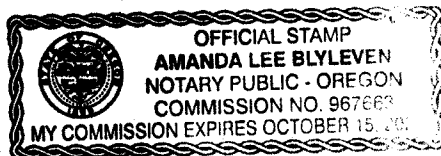


Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 1/29/2018  
by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



[Signature]

Notary Public for the State of Oregon

My commission expires: 10/15/2021