

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.

2018-003632

Klamath County, Oregon

03/26/2018 01:32:01 PM

Fee: \$57.00

AFTER RECORDING RETURN TO:

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

M&H File No.: OR-14-631957-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)

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

C/O Caliber Home Loans, Inc.

3701 Regent Blvd.

Irving, TX 75063

4. Trustor(s) and Address:

Claude Raymonde Sunitsch
37310 Modoc Point Road
Chiloquin, OR 97624

Kevin Don Sunitsch
37310 Modoc Point Road
Chiloquin, OR 97624

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$258,464.87

6. SEND TAX STATEMENTS TO:

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

C/O Caliber Home Loans, Inc.

3701 Regent Blvd.

Irving, TX 75063

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:

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

After recording return to:

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

Until requested otherwise send all tax
statements to:

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

C/O Caliber Home Loans, Inc.
3701 Regent Blvd
Irving, TX 75063

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 01/29/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK TRUST, 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 1501434Cv, Klamath County Sheriff's Office Number F17-0085, in which U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST was plaintiff(s) and CLAUDE RAYMONDE SUNITSCH, KEVIN DON SUNITSCH; STATE OF OREGON; KELLEY J. FRITZ; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution, which was issued on 03/01/2017, directing the sale of that real property, pursuant to which, on 06/17/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$258,464.87, to U.S. BANK TRUST, 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:

A TRACT OF LAND SITUATED IN LOT 16, SECTION 6, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EAST BANK OF AGENCY LAKE, SAID POINT ALSO BEING WEST A DISTANCE OF 972.0 FEET AND NORTH 0°14' EAST A DISTANCE OF 80.0 FEET FROM THE SOUTHEAST CORNER OF LOT 16; THENCE EAST 315.0 FEET; THENCE SOUTH 0°14' WEST 80.0 FEET; THENCE WEST 288.0 FEET ALONG THE SOUTH LINE OF SAID LOT 16 TO THE EAST BANK OF AGENCY LAKE; THENCE NORTHERLY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF MODOC POINT HIGHWAY-STATE 427.

OFFICIAL STAMP
AMANDA LEE BLYL
NOTARY PUBLIC - OR
COMMISSION NO. 9
SIGN EXPIRES OCTOBER

TAX PARCEL NUMBER: R227604

The property is commonly known as: 37310 MODOC POINT ROAD, CHILOQUIN, OR 97624

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.

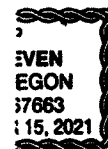
IN WITNESS WHEREOF, the grantor has executed this instrument.

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 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 11/29/2018,
by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.

Amanda Lee Blyleven

Notary Public for the State of Oregon

My commission expires: 10/15/2021

