

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.

2018-003760
Klamath County, Oregon
03/28/2018 02:48:01 PM
Fee: \$52.00

AFTER RECORDING RETURN TO:

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

M&H File No.: OR-17-797005-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)

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA")

14221 Dallas Parkway, Suite 1000

Dallas, TX 75254

4. Trustor(s) and Address:

DAVID L. CROUSE
21917 HWY 140 E
BONANZA, OR 97623

LYNNE CROUSE
21917 HWY 140 E
BONANZA, OR 97623

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$99,700.00

6. SEND TAX STATEMENTS TO:

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA")

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. _____

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

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FNMA"), ITS SUCCESSORS IN INTEREST AND/OR
ASSIGNS**

Court Number 16CV32497

Sheriff Number F17-0129

VS. Plaintiff(s)

**CERTIFICATE OF SALE
UPON EXECUTION**

**DAVID L. CROUSE; LYNNE CROUSE; ONEMAIN
FINANCIAL SERVICES, INC. FKA AMERICAN GENERAL
FINANCE; AND OCCUPANTS OF THE PREMISES**

Defendant(s)

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 06/23/2017 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 07/16/2001 , in the following described real property in Klamath County; to-wit:

A PARCEL OF LAND SITUATED IN THE SW 1/4 NW 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH , STATE OF OREGON, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 NW 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN; THENCE EASTERLY ALONG THE NORTH LINE OF THE SW 1/4 NW 1/4 OF SAID SECTION 34, 218.63 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTH LINE OF THE SW 1/4 NW 1/4 OF SAID SECTION 34, 212.18 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 11°32'30" EAST, 370.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 140; THENCE SOUTH 60°48'50" WEST ALONG SAID RIGHT OF WAY LINE, 218.14 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 11°32'30" WEST, 478.80 FEET TO THE POINT OF BEGINNING

COMMONLY KNOWN AS: 21917 HIGHWAY 140 EAST, BONANZA, OREGON 97623

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:

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA")

The highest bidder(s) for the sum of \$99,700.00 on 09/27/2017



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 03/26/2018 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: 10/24/2017

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 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 10/24/17 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

