

**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.

**2018-004729**

**Klamath County, Oregon**

**04/19/2018 10:52:01 AM**

**Fee: \$57.00**

**AFTER RECORDING RETURN TO:**

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

**M&H File No.: OR-17-799713-JUD**

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

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

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

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

DITECH FINANCIAL LLC

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C/O Ditech Financial LLC fka Green Tree Servicing LLC

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7360 S. Kyrene Road

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Tempe, AZ 85283

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

Claude E. Ratcliff  
5526 Avalon St  
Klamath Falls , OR 97603

Marjorie M. Ratcliff  
5526 Avalon St  
Klamath Falls , OR 97603

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**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ \$89,900.00

**6. SEND TAX STATEMENTS TO:**

DITECH FINANCIAL LLC

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C/O Ditech Financial LLC fka Green Tree Servicing LLC

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7360 S. Kyrene Road

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Tempe, AZ 85283

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**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:

**DITECH FINANCIAL LLC**

After recording return to:

Mccarthy & Holthus, LLP

920 SW 3rd Avenue, 1st Floor

Portland, OR 97204

Until requested otherwise send all tax  
statements to:

Ditech Financial LLC

7360 S. Kyrene Road

Tempe, AZ 85283

SPACE RESERVED  
FOR  
RECORDER'S USE

THIS INDENTURE, Made this 03/14/2018, by and between Chris Kaber, Sheriff of Klamath County,  
Oregon, hereinafter called the grantor, and DITECH FINANCIAL LLC, hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1401918CV, Klamath County Sheriff's Office Number J16-0115, in which GREEN TREE SERVICING LLC, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and UNKNOWN HEIRS OF MARJORIE M RATCLIFF; GAVIN LONG; STEVEN LONG; STATE OF OREGON; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 5526 AVALON STREET, KLAMATH FALLS, OREGON 97603 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 10/18/2016, directing the sale of that real property, pursuant to which, on 05/08/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$89,900.00, to DITECH FINANCIAL 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:

A TRACT OF LAND SITUATED IN LOT 11 OF ALTAMONT SMALL FARMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT THAT IS NORTH 100 FEET FROM THE SOUTHEAST CORNER OF LOT 11, SAID POINT BEING ON THE EAST LINE OF SAID LOT 11; THENCE CONTINUING NORTH ALONG THE SAID EAST LINE, 100 FEET; THENCE WEST 350 FEET PARALLEL, TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 100 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 100 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT, 350 FEET TO THE POINT OF BEGINNING. BEING THAT PARCEL OF LAND TO CLAUDE E. RATCLIFF AND MARJORIE M. RATCLIFF, HUSBAND AND WIFE FROM JEFFREY E. TUBBE AND RAMONA L. TUBBE, AS TENANTS BY THE ENTIRETY BY THAT DEED DATED 12/20/1989 AND RECORDED 12/21/1989 IN DEED BOOK M89, AT PAGE 24593 OF THE KLAMATH COUNTY, OREGON PUBLIC REGISTRY

The property is commonly known as: 5526 AVALON STREET, KLAMATH FALLS, OREGON 97603

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 3/14/2018.

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

