

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.

2018-004733

Klamath County, Oregon

04/19/2018 11:28:00 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-17-800035-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)

NATIONSTAR MORTGAGE LLC

C/O Nationstar Mortgage LLC d/b/a Mr. Cooper

8950 Cypress Waters Boulevard

Coppell, TX 75019

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

Timothy R. Rhodes
3150 Lakeshore Drive
Klamath Falls , OR 97220

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)

\$ 80,705.94

6. SEND TAX STATEMENTS TO:

NATIONSTAR MORTGAGE LLC

C/O Nationstar Mortgage LLC d/b/a Mr. Cooper

8950 Cypress Waters Boulevard

Coppell, TX 75019

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:

NATIONSTAR MORTGAGE 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:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd
Coppell, TX 75019

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 03/26/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and NATIONSTAR MORTGAGE 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 1401442CV, Klamath County Sheriff's Office Number J16-0095, in which NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and TIMOTHY R. RHODES; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 07/08/2016, directing the sale of that real property, pursuant to which, on 03/29/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$80,705.94, 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:

A PARCEL OF LAND SITUATED IN THE NE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 38 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN. KLAMATH COUNTY, OREGON. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" REBAR WITH CAP, MARKING THE CENTER 1/4 OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID CENTER 1/4 ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND SHOWN AS PARCEL 1 ON RECORD SURVEY 1571 AS FILED IN THE KLAMATH COUNTY SURVEYOR'S OFFICE, KLAMATH COUNTY, OREGON: THENCE NORTH 20° 05' 27" WEST 7745.10 FEET TO A 5/8" REBAR; SAID 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 17° 08' 43" EAST TO A 5/8" REBAR; THENCE SOUTH 78° 35' 53" WEST 704.19 FEET; THENCE SOUTH 78° 35' 53" EAST 704.19 FEET TO THE TRUE POINT OF BEGINNING

The property is commonly known as: 3150 LAKESHORE DRIVE, KLAMATH FALLS, OREGON 97220

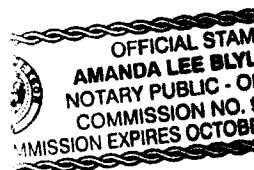
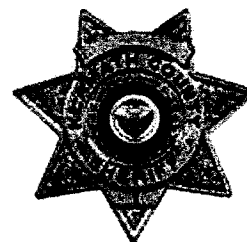
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property:

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



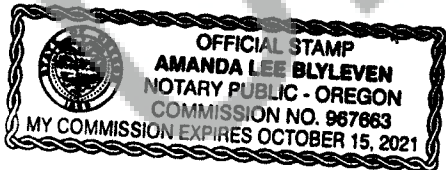
IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND 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 3/26/2018
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

