

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.

2018-007142

Klamath County, Oregon

06/13/2018 11:03:00 AM

Fee: \$97.00

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)
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 ("FNMA")
14221 Dallas Parkway, Suite 1000
Dallas, TX 75010

4. Trustor(s)/Defendant(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. _____

SHERIFF'S DEED

Grantor:

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

Grantee:

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")**

After recording return to:

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

Until requested otherwise send all tax
statements to:

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"), a
corporation organized and existing under the
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 05/21/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV32497, Klamath County Sheriff's Office Number F17-0129, in which FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA"), ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and DAVID L. CROUSE; LYNNE CROUSE; ONEMAIN FINANCIAL SERVICES, INC. FKA AMERICAN GENERAL FINANCE; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 06/23/2017, directing the sale of that real property, pursuant to which, on 09/27/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$99,700.00, to FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA"), 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 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

The property is commonly known as: 21917 HIGHWAY 140 EAST, BONANZA, OREGON 97623

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 \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

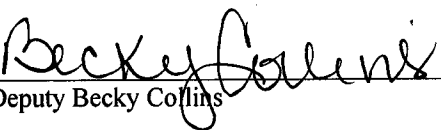
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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

**OFFICIAL STAMP
KATIE LYNNE BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 95
COMMISSION EXPIRES JUNE 2011**

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

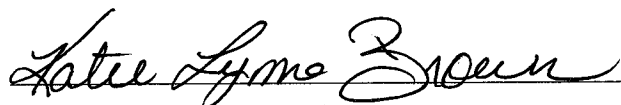

Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 5/21/2018

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.




Notary Public for the State of Oregon
My commission expires: 6-29-2020

