

2018-008883

Klamath County, Oregon

07/27/2018 09:07:01 AM

Fee: \$102.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Malcolm Cisneros, ALC

2112 Business Center Drive

Irvine, CA 92612

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

SHERIFF'S DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

KLAMATH COUNTY SHERIFF

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

REVERSE MORTGAGE SOLUTIONS, INC.

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 110,000.00

☐ Other

5) SEND TAX STATEMENTS TO:

Reverse Mortgage Solutions, Inc.

8930 S. Beck Avneue, Suite 111

Tempe, Arizona 85284

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____
TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

SHERIFF'S DEED

Grantor:

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

Grantee:

**REVERSE MORTGAGE SOLUTIONS,
INC.**

After recording return to:

Malcolm Cisneros, ALC

Attention: Nathan F. Smith

2112 Business Center Drive Second Floor

Irvine, CA 92612

Until requested otherwise send all tax statements to:

REVERSE MORTGAGE SOLUTIONS, INC.
8930 S. Beck Avenue, Suite 111
Tempe, Arizona 85284

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 07/13/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and REVERSE MORTGAGE SOLUTIONS, INC., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1401595CV, Klamath County Sheriff's Office Number F17-0160, in which REVERSE MORTGAGE SOLUTIONS, INC. was plaintiff(s) and ESTATE OF DELORES GEORGE JONES, BRENDEN R. JONES, AN INDIVIDUAL; CHRISTOPHER BELDON JONES, AN INDIVIDUAL; CYNTHIA MAE JONES, AN INDIVIDUAL; JOHNNY LEN JONES, AN INDIVIDUAL; LORN P. JONES, AN INDIVIDUAL; MARY LOUISE JONES, AN INDIVIDUAL; TAYLOR LAMAR JONES, AN INDIVIDUAL; VALERIE J. JONES, AN INDIVIDUAL; UNKNOWN HEIRS OF DELORES GEORGE JONES; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWING CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 03/02/2017, directing the sale of that real property, pursuant to which, on 01/17/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$110,000.00, to REVERSE MORTGAGE SOLUTIONS, INC., 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:

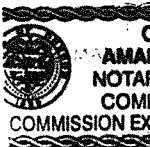
A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH CUONTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 290, PAGE 604, DEED RECORDS OF KLAMATH CUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE OLD KLAMATH FALLS-KENO COUNTY ROAD, SOMETIMES KNOWN AS THE KLAMATH RIVER ROAD, WHICH POINT IS NORTH 01° 10' WEST, A DISTANCE OF 294.7 FEET MEASURED ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 31 AND SOUTH 45° 42' WEST, A DISTANCE OF 8.3 FEET FROM THE CENTER ONE-FOURTH CORNER OF SAID SECTION 31, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 222, PAGE 318, KLAMATH COUNTY DEED RECORDS; THENCE NORTH 42° 15' WEST ALONG THE SOUTHWESTERLY BOUNDARY OF THE LAST ABOVE DESCRIBED TRACT OF LAND A DISTANCE OF 118.55 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF SAID TRACT OF LAND; THENCE SOUTH 44° 10' WEST A DISTANCE OF 56.56 FEET; THENCE NORTH 45° 03' WEST, PARALLEL WITH THE OLD SPENCER CREEK COUNTY ROAD A DISTANCE OF 120.0 FEET; THENCE SOUTH 44° 10' WEST A DISTANCE OF 49.0 FEET; THENCE SOUTH 45° 03' EAST, A DISTANCE OF 237.01 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF THE OLD KLAMATH FALLS-KENO COUNTY ROAD; THENCE NORTH 45° 42' EAST ALONG SAID LINE A DISTANCE OF 97.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

The property is commonly known as: 14765 PUCKETT RD, KLAMATH FALLS, OR 97601

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.





**ICIAL STAMP
A LEE BLYLEVEN
PUBLIC - OREGON
SSION NO. 967663
ES OCTOBER 15, 21**

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.

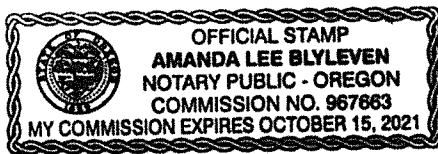
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 7/13/2018.

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

