

SHERIFF'S DEED

2018-009163

Klamath County, Oregon

08/02/2018 02:19:00 PM

Fee: \$97.00

Grantor:

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

Grantee:

FLAGSTAR BANK

After recording return to:

Aldridge Pite, LLP

Attention: Michael N. Valdez

111 SW Columbia Street, Suite 950

Portland, OR 97201

Until requested otherwise send all tax
statements to:

FLAGSTAR BANK

5151 Corporate Drive

Troy, Michigan 48098-2639

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 07/24/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and FLAGSTAR BANK, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV15285, Klamath County Sheriff's Office Number F17-0162, in which LAKEVIEW LOAN SERVICING, LLC was plaintiff(s) and AMANDA HASCALL; AND PERSON OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIE, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 08/15/2017, 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 \$73,600.00, to LAKEVIEW LOAN SERVICING, 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:



LOT 1, BLOCK 3, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH ALONG EAST LINE
OF SAID LOT, 85 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, A DISTANCE OF
150 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT; THENCE NORTH ALONG SAID WEST
LINE, 85 FEET, TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG NORTH LINE OF
SAID LOT, 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The property is commonly known as: 2080 ETNA ST, KLAMATH FALLS, OR 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 \$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
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**



OFFICIAL STAMP
AMANDA LEE BLYE
NOTARY PUBLIC - OR
COMMISSION NO. 81
COMMISSION EXPIRES OCTOBER 2011

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)

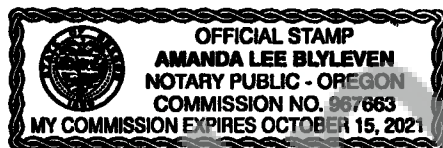
This instrument was acknowledged before me on 07/24/2018.

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



Klamath County Sheriff's Office
3300 Vandenberg Road
Klamath Falls, OR 97603
541-883-5130

00054941
07/24/2018
09:46 AM

ALDRIDGE PITE

Sheriff Fees	50.00
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F17-0162	17CV15285
SHERIFF'S DEED	

CHECK	201761	50.00
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