

SHERIFF'S DEED**2018-011250**

Klamath County, Oregon

09/17/2018 01:52:00 PM

Fee: \$92.00

Grantor:

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

Grantee:

**CARRINGTON MORTGAGE
SERVICES, LLC**

After recording return to:

Aldridge Pite, LLP

Attention: Michael Valdez

111 SW Columbia Street, Suite 950

Portland, OR 97201

Until requested otherwise send all tax
statements to:

**CARRINGTON MORTGAGE SERVICES,
LLC**

1600 South Douglass Road, Suite 950-A
Anaheim, CA 92806

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 09/07/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and CARRINGTON MORTGAGE SERVICES, 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 16CV35687, Klamath County Sheriff's Office Number F17-0188, in which CARRINGTON MORTGAGE SERVICES, LLC was plaintiff(s) and WHISPER D. VERELLEN; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; CREDIT BUREAU OF KLAMATH COUNTY; CARTER-JONES COLLECTION SERVICES INC.; CACH LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 808 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 11/21/2017, directing the sale of that real property, pursuant to which, on 02/28/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$36,000.00, to CARRINGTON MORTGAGE SERVICES, 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:

THE EASTERLY 24 FEET OF LOT 36 AND THE WESTERLY 20 FEET OF LOT 35, ROSELAWN, SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLY THAT INURED THERETO BY ORDINANCE #5038 RECORDED ON DECEMBER 10, 1958 IN VOLUME 307, PAGE 405, DEED RECORDED OF KLAMATH COUNTY, OREGON.

The property is commonly known as: 808 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601

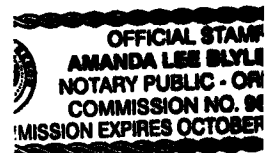
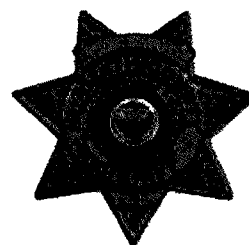
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

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



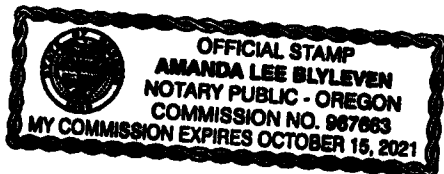
IN ORS 92.010 OR 215.010, TO VERIFY THE
APPROVED USES OF THE LOT OR PARCEL, TO
DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES,
AS DEFINED IN ORS 30.930, AND TO INQUIRE
ABOUT THE RIGHTS OF NEIGHBORING
PROPERTY OWNERS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND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

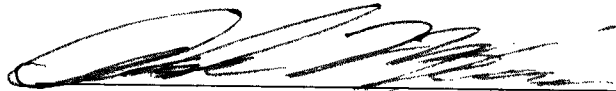
Chris Kaber, Sheriff of Klamath County, Oregon


Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 9/7/2008
by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.





Notary Public for the State of Oregon

My commission expires: 10/15/2021

