2018-011503

Klamath County, Oregon 09/21/2018 10:02:00 AM

Fee: \$97.00

USE BY FFICE

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 fo purpose of meeting first page recording requirements i of Oregon, ORS 205.234, and does NOT affect the ins	n the State THE COUNTY RECORDING OF
AFTER RECORDING RETURN TO: Malcolm Cisneros, ALC	
2112 Business Center Drive Irvine, CA 92612	
1) TITLE(S) OF THE TRANSACTION(S) OF SHERIFF'S DEED	RS 205.234(a)
2) DIRECT PARTY / GRANTOR(S) ORS 203 KLAMATH COUNTY SHERIFF	5.125(1)(b) and 205.160
3) INDIRECT PARTY / GRANTEE(S) ORS 2 LAKEVIEW LOAN SERVICING, LLC	205.125(1)(a) and 205.160
4) TRUE AND ACTUAL CONSIDERATION ORS 93.030(5) – Amount in dollars or other \$ 138,160.00	Lakeview Loan Servicing c/o LoanCare 3637 Sentara Way
6) SATISFACTION of ORDER or WARRAN ORS 205.125(1)(6) CHECK ONE: [FULL (If applicable) PARTIAL	,
8) If this instrument is being Re-Recorded, caccordance with ORS 205.244: "RERECO	complete the following statement, in RDED AT THE REQUEST OF TO CORRECT
PREVIOUSLY RECORDED IN BOOK"	, OR AS FEE

SHERIFF'S DEED

Grantor:

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

Grantee:

LAKEVIEW LOAN SERVICING, LLC

After recording return to:

Malcolm Cisneros, ALC

2112 Business Center Drive Second Floor

Irvine, CA 92612

Until requested otherwise send all tax

statements to:

Lakeview Loan Servicing, LLC

c/o LoanCare

3637 Sentara Way

Virginia Beach, Virginia 23452-4262

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 LAKEVIEW LOAN SERVICING, 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 16CV22085, Klamath County Sheriff's Office Number F17-0065, in which LAKEVIEW LOAN SERVICING, LLC., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and MADONNA RUSSELL; BRIAN RUSSELL; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution, which was issued on 12/28/2016, directing the sale of that real property, pursuant to which, on 05/31/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$138,160.00, 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:

PARCEL NO. 1 OF MINOR LAND PARTITION 32-90, SAID LAND PARTITION SITUATED IN THE E1/2 OF SECTION 20, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON

The property is commonly known as: 6610 TINGLEY LANE, KLAMATH FALLS, OREGON 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;

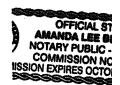
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

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 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 9/7/2018

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

OFFICIAL STAMP

AMANDA LEE BLYLEVEN

NOTARY PUBLIC - OREGON

COMMISSION NO. 967663

MY COMMISSION EXPIRES OCTOBER 15, 2021

Notary Public for the State of Oregon

My commission expires: 10/15/2021

