**SHERIFF'S DEED** 

2018-012037

10/02/2018 11:40:00 AM

Fee: \$92.00

Klamath County, Oregon

Grantor:

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

Grantee:

## JPMORGAN CHASE BANK, N.A.

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:

JPMORGAN CHASE BANK, N.A. c/o Residential Funding Corp. 9350 Waxie Way San Diego, CA 92123

SPACE RESERVED FOR RECORDER'S USE

THIS INDENTURE, Made this 09/26/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and JPMORGAN CHASE BANK, N.A., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 16CV37426, Klamath County Sheriff's Office Number F17-0194, in which JPMORGAN CHASE BANK, N.A. was plaintiff(s) and CINDY L. NUTTER AKA CINDY L MATHEWS; WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION; CANDIDA L. WARD; JOEY G. HARPER; JOEY MATHEWS; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONDLY KNOWN AS 29947 SPRAGUE RIVER DR., CHILOQUIN, OR 97624 was defendant(s), in which a Writ of Klamath, which was issued on 12/06/2017, directing the sale of that real property, pursuant to which, on 03/21/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$40,381.54, to JPMORGAN CHASE BANK, N.A., 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 \$1/2 OF THE NE1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RNAGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING NORTH 89° 48' 10" EAST A DISTANCE OF 60.00 FEET AND SOUTH 00° 16' 52" WEST A DISTANCE OF 362.50 FEET FROM THE NORTHWEST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 34; THENCE SOUTH 00° 16' 52" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 362.50 FEET; THENCE EAST A DISTANCE OF 601.78 FEET; THENCE NORTH A DISTANCE OF 362.50 FEET; THENCE WEST A DISTANCE OF 600.00 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND SITUATED IN THE SW1/4 OF THE NE1/4 OF SECTION 34, THOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING NORTH 89° 48′ 10″ EAST A DISTANCE OF 60.00 FEET AND SOUTH 00° 106′ 52″ WEST A DISTANCE OF 543.75 FEET FROM THE NORTHWEST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 34; THENCE SOUTH 00° 16′ 52″ WEST ALONGE THE EAST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 181.25 FEET, THENCE EAST A DISTANCE OF 601.78 FEET; THENCE NORTH A DISTANCE OF 181.25 FEET; THENCE WEST A DISTANCE OF 600.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING. A DISTANCE OF 600.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The property is commonly known as: 29947 SPRAGUE RIVER DR., CHILOQUIN, OR 97624

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.

NOTARY PUB

COMMISSION EXP

**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 9 208

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

OFFICIAL STAMP
KATIE LYNNE BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 951875
MY COMMISSION EXPIRES JUNE 29, 2020

AL STAMP INE BROWN LIC - OREGON I NO. 951875 RES JUNE 29, 2020

Notary Public for the State of Oregon

My commission expires: (a) 27 2020