

**SHERIFF'S DEED****2018-013140****Klamath County, Oregon**

10/29/2018 10:06:01 AM

Fee: \$92.00

Grantor:

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

Grantee:

**NATIONSTAR MORTGAGE LLC**

After recording return to:

Aldridge Pite, LLP

Attention: Michael N. Valdez

111 SW Columbia St., Ste 950

Portland, OR 97201

Until requested otherwise send all tax  
statements to:**NATIONSTAR MORTGAGE LLC  
8950 Cypress Waters Boulevard  
Coppell, TX 75019**SPACE RESERVED  
FOR  
RECORDER'S USE

THIS INDENTURE, Made this 10/22/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and NATIONSTAR MORTGAGE 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 17CV08344, Klamath County Sheriff's Office Number F17-0197, in which NATIONSTAR MORTGAGE LLC was plaintiff(s) and THE ESTATE OF CHARLES D. BARKER; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF CHARLES D. BARKER; CITIBANK (SOUTH DAKOTA) NA; SHERRI BARKER AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 38898 HWY 62, CHILOQUIN, OR 97624 was defendant(s), in which a Writ of Execution, which was issued on 12/11/2017, directing the sale of that real property, pursuant to which, on 03/07/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$94,455.00, to NATIONSTAR MORTGAGE 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:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT 1287, AGENCY LAKE RANCHES, A DULY RECORDED SUBDIVISION, FROM WHICH THE NORTHWEST CORNER OF LOT 9 BEARS SOUTH 89°57'34" WEST 45.80 FEET; THENCE NORTH 03°30'35" EAST 504.23 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 62; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY 560 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 89°57'34" WEST 276.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF SAID TRACT 1287, AGENCY LAKE RANCHES

The property is commonly known as: 38898 HWY 62, 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.

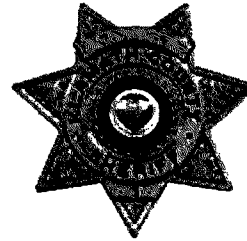
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

**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**

OFFICIAL STAMP  
KATIE LYNNE BR  
NOTARY PUBLIC - OR  
COMMISSION NO. 9  
COMMISSION EXPIRES JUNE

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.



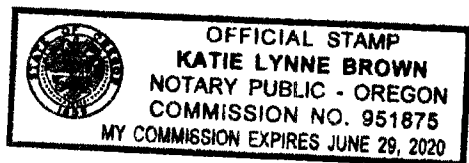
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON    )  
                              ) ss  
County of Klamath    )

This instrument was acknowledged before me on 10/22/2018.

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



Katie Lynne Brown  
Notary Public for the State of Oregon  
My commission expires: 6-29-2020

