SHERIFF'S DEED

2018-014621

Klamath County, Oregon 12/05/2018 03:36:01 PM

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 Street, Suite 950

Portland, OR 97201

Until requested otherwise send all tax

statements to:

Rushmore Loan Management Services, LLC

15480 Laguna canyon Road, Suite 100

Irvine, CA 92618

SPACE RESERVED FOR RECORDER'S USE

THIS INDENTURE, Made this 11/14/2018, 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 17CV56147, Klamath County Sheriff's Office Number F18-0219, in which NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER was plaintiff(s) and DAVID M. FLEMING-JONES; ANGIE T. FLEMING-JONES AKA ANGIE T. CLARK; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 318 RIVERSIDE DRIVE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 03/13/2018, directing the sale of that real property, pursuant to which, on 05/09/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$65,400.00, 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:

THE SOUTH 50 FEET OF LOT 9, BLOCK 4 OF WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY

The property is commonly known as: 318 RIVERSIDE DRIVE, KLAMATH FALLS, OR 97601

IN WITNESS WHEREOF, the grantor has executed this instrument.

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.

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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

STATE OF OREGON) ss

County of Klamath

This instrument was acknowledged before me on 11/4/2018,

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: /0/15/2023

