

SHERIFF'S DEED

2018-014696

Klamath County, Oregon

12/07/2018 10:52:01 AM

Fee: \$97.00

Grantor:

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

Grantee:

**FLAGSTAR BANK, FSB**

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:

Flagstar Bank

5151 Corporate Drive

Troy, Michigan 48098-2639

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 FLAGSTAR BANK, FSB, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV17099, Klamath County Sheriff's Office Number F18-0208, in which FLAGSTAR BANK, FSB was plaintiff(s) and PEACHY P. THOMAS; NICHOLAS SENIOR SERVICES, INC. DBA HOMESTEAD SENIOR CARE AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 32227 RIVERS DR, CHILOQUIN, OR 97624 was defendant(s), in which a Writ of Execution, which was issued on 01/25/2018, directing the sale of that real property, pursuant to which, on 05/16/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$195,000.00, to FLAGSTAR BANK, FSB, 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 ONE

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 35 AND 36 IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 89°40'10" EAST ALONG THE NORTH LINE OF SAID LOT 36 A DISTANCE OF 645.1 FEET TO THE NORTHWEST CORNER OF PARCEL CONVEYED TO LLOYD LEE HALL, ET US., BY DEED RECORDED IN BOOK M81, PAGE 10708, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF LAST MENTIONED PARCEL A DISTANCE OF 667.07 FEET TO THE SOUTH LINE OF SAID LOT 36; THENCE NORTH 89°52'45" WEST ALONG THE SOUTH LINE OF LOTS 36 AND 35, A DISTANCE OF 1290.0 FEET, MORE OR LESS TO THE EASTERLY LINE OF A 60 FOOT ROADWAY; THENCE ALONG SAID EASTERLY LINE NORTH 07°03'55" EAST A DISTANCE OF 675.0 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 35; THENCE SOUTH 89°50'15" EAST ALONG SAID NORTH LINE A DISTANCE OF 561.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. 18

PARCEL TWO

A PARCEL OF LAND SITUATE IN GOVERNMENT LOTS 16, 25, 27 AND 34, SECTION 20, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 16, SAID POINT BEING THE INITIAL POINT OF RIVER'S BEND SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF RIVER'S BEND SUBDIVISION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 34, 451.0 FEET TO A POINT; THENCE SOUTH 89°50'15" EAST 613.34 FEET; THENCE ALONG THE EAST LINE OF GOVERNMENT

OF  
KATH  
NOTARY  
COMMI  
COMMISSION

LOTS 34, 27, 25 AND 16, NORTH 0°19'00" WEST 2274.21 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

The property is commonly known as: 32227 RIVERS 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.

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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.**



**FICIAL STAMP  
E LYNNE BROW  
PUBLIC - ORE  
SSION NO. 951  
EXPIRES JUNE 29,**

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 11/14/2018.

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

