

RECORDING COVER SHEET PER ORS 205.234
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2019-000790

Klamath County, Oregon

01/28/2019 01:25:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

M&H File No.: OR-17-765051-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234a)
SHERIFF'S DEED

2. Direct Party/Grantor(s) and Address:(ORS 205.160)

Klamath County Sheriff
3300 Vandenberg Road
Klamath Falls, OR 97601

3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)

Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1) by U.S. Bank National Association as Co-Trustee

c/o Champion Mortgage Company

8950 Cypress Waters Blvd.

Coppell, TX 75019

4. Trustor(s)/Defendant(s) and Address:

Daniel M. Wenger
2850 Eastmount Street
Klamath Falls, OR 97603

The Unknown Heirs and Devisees of Marian C. Wenger
2850 Eastmount Street
Klamath Falls, OR 97603

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ 130,000.00

6. SEND TAX STATEMENTS TO:

Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-Backed Securities 2011-1) by U.S. Bank National Association as Co-Trustee

c/o Champion Mortgage Company, 8950 Cypress Waters Blvd., Coppell, TX 75019

7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Being Re-Recorded to correct _____

Previously recorded as Document No. _____

SHERIFF'S DEED

Grantor:

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

Grantee:

**MORTGAGE EQUITY CONVERSION
ASSET TRUST 2011-1 (AKA
MORTGAGE EQUITY CONVERSION
ASSET TRUST 2011-1, MORTGAGE-
BACKED SECURITIES 2011-1) BY U.S.
BANK NATIONAL ASSOCIATION AS
CO-TRUSTEE**

After recording return to:

McCarthy Holthus LLP
920 SW 3rd Ave, First Floor
Portland, OR 97204

Until requested otherwise send all tax
statements to:

MORTGAGE EQUITY CONVERSION
ASSET TRUST 2011-1 (AKA MORTGAGE
EQUITY CONVERSION ASSET TRUST
2011-1, MORTGAGE-BACKED
SECURITIES 2011-1) BY U.S. BANK
NATIONAL ASSOCIATION AS CO-
TRUSTEE
c/o Champion Mortgage Company
8950 Cypress Waters Blvd
Coppell, TX 75019

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 01/09/2019, by and between Chris Kaber, Sheriff of Klamath County,
Oregon, hereinafter called the grantor, and MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA
MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1, MORTGAGE-BACKED SECURITIES 2011-1)
BY U.S. BANK NATIONAL ASSOCIATION AS CO-TRUSTEE, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number
17CV21812, Klamath County Sheriff's Office Number F18-0226, in which NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE COMPANY was plaintiff(s) and DANIEL M. WENGER, THE UNKNOWN
HEIRS AND DEVISEES OF MARIAN C. WENGER; UNITED STATES OF AMERICA; STATE OF OREGON;
OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was
issued on 04/02/2018, directing the sale of that real property, pursuant to which, on 06/27/2018 the real property was
sold, subject to redemption, in the manner provided by law, for the sum of \$130,000.00, to NATIONSTAR
MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, 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 PARCEL OF LAND SITUATE IN THE SE1/4 SW1/4 OF SECTION 1, TOWN-SHIP 39 SOUTH, RANGE 9 E.W.M., IN KLAMATH COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF PATTERSON STREET, AS THE SAME IS PRESENTLY LOCATED AND CONTRUCTED, FROM WHICH AN IRON PIN MARKING THE NORTHWEST CORNER OF THE SE1/4 SW 1/4 OF SEC.1 TWP. 39 S., R. 9 E.W.M., BEARS S. 89° 06' W.30 FEET DISTANT; THENCE S. 0° 54' E. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF PATTERSON STREET 1000 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET; THENCE N.89° 06' E. ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET 420 FEET TO AN IRON PIN; THENCE N.0° 54' W.96.7 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.0° 54' W. 96.7 FEET TO A POINT; THENCE N.89° 06' E. 100 FEET TO A POINT; THENCE S. 0° 54' E. 96.7 FEET TO A POINT; THENCE S. 89° 06' W. 100 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 2850 EASTMOUNT STREET, KLAMATH FALLS, OR 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**

OFFICIAL
AMANDA LE
NOTARY PUBLIC
COMMISSION
MISSION EXPIRES O

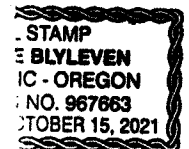
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW 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

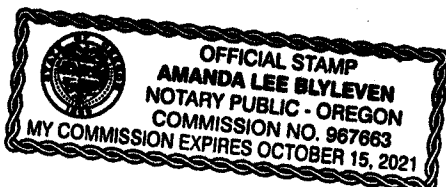
Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)



This instrument was acknowledged before me on 1/9/2019.

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



[Signature]

Notary Public for the State of Oregon

My commission expires: 10/15/2021