

2019-001394

Klamath County, Oregon

02/14/2019 11:36:01 AM

Fee: \$92.00

SHERIFF'S DEED

Grantor:

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

Grantee:

JPMORGAN CHASE BANK, N.A.

After recording return to:

Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683

Until requested otherwise send all tax
statements to:

**JPMORGAN CHASE BANK, N.A.
3415 Vision Dr.
Columbus, Ohio 43219**

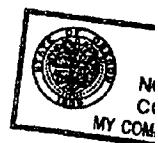
SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 02/01/2019, 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
16CV28390, Klamath County Sheriff's Office Number F18-237, in which JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION was plaintiff(s) and DAVID MOSS; JOHNNIE MARIE EASTLICK; JULIA MARIE MOSS;
STATE OF OREGON; SYNCHRONY BANK; CAPITAL ONE BANK (USA), N.A.; SPRINGLEAF FINANCIAL
SERVICES, INC.; MIDLAND FUNDING LLC; PARTIES IN POSSESSION was defendant(s), in which a Writ of
Execution, which was issued on 04/18/2018, directing the sale of that real property, pursuant to which, on 08/01/2019
the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$142,356.95, to
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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:

THAT PART OF LOT 40 OF FAIR ACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 383.4 FEET SOUTH OF NORTHWEST CORNER OF SAID LOT 40; THENCE SOUTH 90 FEET; THENCE EAST 313 FEET; THENCE NORTH 90 FEET; THENCE WEST 313 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WESTERLY 5 FEET TAKEN FOR THE WIDENING OF KANE STREET AS SET FORTH IN DEED VOLUME 349 AT PAGE 474

The property is commonly known as: 1555 KANE 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 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,



OFFICIAL STA
KATIE LYNNE BR
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MISSION NO. 9
MISSION EXPIRES JUNE

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 2/1/2019.

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

