

SHERIFF'S DEED

Grantor:

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

2019-003728

Klamath County, Oregon

04/08/2019 11:53:01 AM

Fee: \$92.00

Grantee:

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, FOR RESIDENTIAL
ASSET MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSETBACKED PASS-
THROUGH CERTIFICATES, SERIES
2006-EFC2**

After recording return to:

Aldridge Pite, LLP

111 SW Columbia St., Ste 950

Portland, OR 97201

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

Ocwen Loan Servicing

1661 Wothington Road

West Palm Beach, FL 33416

THIS INDENTURE, Made this 04/01/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSETBACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV39613, Klamath County Sheriff's Office Number F18-0259, in which U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSETBACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 was plaintiff(s) and ERIC D. WEATHERSBEE; ROBIN J. WEATHERSBEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION, A NORTH CAROLINA CORPORATION; EQUIFIRST CORPORATION, A NORTH CAROLINA CORPORATION AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1344 CALIFORNIA AVE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 11/13/2018, directing the sale of that real property, pursuant to which, on 01/30/2019 the real property was sold, subject to redemption, in the manner provided by law, for the sum of



\$101,200.00, to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSETBACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2, 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 PORTION OF LOT 11 IN BLOCK 113 OF BUENSE VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, WHICH SAID POINT IS THE INTERSECTION OF THE WESTERLY LINE OF CALIFORNIA AVENUE AND THE SOUTHERLY LINE OF ARCH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE OUTERLY LINE OF SAID LOT, 100 FEET; THENCE ON A LINE PARALLEL WITH THE WESTERLY LINE OF CALIFORNIA AVENUE TO THE NORTHERLY LINE OF SAID LOT; THENCE TO THE PLACE OF BEGINNING; BEING THE EASTERLY 100 FEET OF LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, LESS THE WESTERLY 3 FEET OF SAID DESCRIBED PREMISES COVEYED TO T.B. WATTERS BY DEED DATED APRIL 1, 1942 AND RECORDED MARCH 6, 1944 IN BOOK 163, PAGE 51, DEED RECORDS OF KLAMATH COUNTY, OREGON.

The property is commonly known as: 1344 CALIFORNIA AVE, KLAMATH FALLS, OR 97601

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;

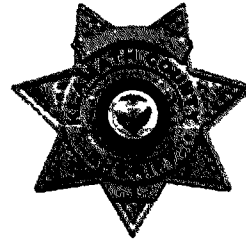
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

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

OFFICIAL STAMP
KATIE LYNNE BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 9518
COMMISSION EXPIRES JUNE 29, 2011

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, 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 _____,

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

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30N
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2020