

SHERIFF'S DEED

2019-003729

Klamath County, Oregon

04/08/2019 12:01:01 PM

Fee: \$92.00

Grantor:

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

Grantee:

**NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY**

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:

Champion Mortgage Company

8950 Cypress Waters Boulevard

Coppell, TX 75019

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 04/01/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17Cv26876, Klamath County Sheriff's Office Number F18-0233, in which NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY was plaintiff(s) and LINDA NELSON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF REX MONTGOMERY, SR; REX MONTGOMERY JR; CARL MONTGOMERY; JULIE MOSER; TIMOTHY MONTGOMERY; PAMELA CHINANDER; KIMBERLY MOSER; MEGAN MOSER; BRAYANNA MONTGOMERY; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2847 LAVERNE AVENUE, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 05/14/2018, directing the sale of that real property, pursuant to which, on 07/25/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$55,000.00, 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:

THAT PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAVERNE STREET, SAID POINT BEING 860.0 FEET DISTANT EAST ALONG THE NORTH LINE OF LAVERNE STREET FROM THE EAST LINE OF WASHBURN WAY, THENCE NORTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE EAST PARALLEL TO LAVERNE STREET 100.0 FEET, THENCE SOUTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE WEST ALONG THE NORTH LINE OF LAVERNE STREET 100.0 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 2847 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

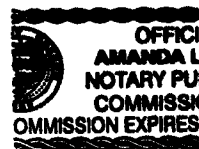
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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, 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 4/1/2019.

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

