

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon and does NOT affect the instrument. ORS 205.234

2019-005881

Klamath County, Oregon

05/28/2019 10:17:02 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Malcolm Cisneros

2112 Business Center Drive

Irvine, CA 92612

ASSESSOR'S ACCOUNT NUMBER: Map and Tax Lot
R404271 and R777751

SITUS ADDRESS: (Street or Rural Address)

15935 Fishhole Creed Road

Bly, OR 97622

TITLE(S) OF THE TRANSACTION(S)

Sheriff's Deed

DIRECT PART(IES) / GRANTOR(S)

Klamath County Sheriff's Office

INDIRECT PART(IES) / GRANTEE(S)

CIT Bank, N.A.

TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property

\$ 175,700.00 ☐ Other Value ☐ Other Property

Other value/property is **Whole** ☐ or **Part** ☐ of the consideration

The amount of the monetary obligation imposed by the Order or Warrant: \$ _____

SEND TAX STATEMENTS TO:

CIT Bank, N.A. c/o Celink

888 East Walnut Street

Pasadena, CA 91101-1895

Anaheim, CA 92806

Satisfaction of Order or Warrant

Check if applicable: ☐ Full ☐ Partial

If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of _____

To correct _____

Previously recorded as Instrument # _____ or Book _____ Page _____.

SHERIFF'S DEED

Grantor:

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

Grantee:

CIT BANK, N.A.

After recording return to:

Malcolm Cisneros, ALC

Attention: Nathan F. Smith

2112 Business Center Drive Second Floor

Irvine, CA 92612

Until requested otherwise send all tax
statements to:

CIT BANK, N.A.

c/o Financial Freedom

888 East Walnut Street

Pasadena, CA 91101-1895

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 05/20/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and CIT 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 16CV12724, Klamath County Sheriff's Office Number F18-0238, in which CIT BANK, N.A. was plaintiff(s) and HAROLD G. SWEET, AN INDIVIDUAL; EDITH A. SWEET, AN INDIVIDUAL; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 03/21/2018, directing the sale of that real property, pursuant to which, on 10/10/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$175,700.00, to CIT BANK, N.A., 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 1

THE N1/2 NW1/4 NE1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2

THAT PORTION OF THE N1/2 NE1/4 NW1/4, SECTION 13, TOWNSHIP 37, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING EASTERLY OF THE CENTER LINE OF FISHHOLE CREEK ROAD AS IT NOW LIES ON THE PROPERTY

The property is commonly known as: 15935 FISHHOLE CREEK ROAD, BLY, OR 97622

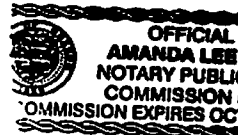
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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.



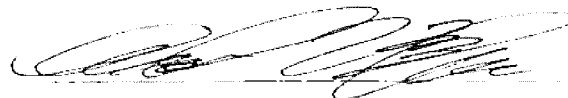
Chris Kaber, Sheriff of Klamath County, Oregon


Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 5/20/2019.

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



Notary Public for the State of Oregon

My commission expires: 10/15/2021

