

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.

2019-006536

Klamath County, Oregon

06/11/2019 11:25:01 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

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

M&H File No.: OR-17-765946-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)

MTGLQ INVESTORS, L.P.

C/O Selene Finance LP

9990 Richmond Avenue

Houston, TX 77042

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

Marlene B. Kendall
134 3RD AVE SE
Pacific, WA 98047

Unknown Heirs, Spouse, Legatees and Devisees of Lawrence E Kendall
23142 Birch St
Klamath Falls, OR 97601

Oregon Department of Revenue
c/o Byron Hadley
1162 Court Street NE
Salem, OR 97301

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$73,900.00

6. SEND TAX STATEMENTS TO:

MTGLQ INVESTORS, L.P.

C/O Selene Finance LP, 9990 Richmond Avenue Suite 400 South, Houston, TX 77042

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:

MTGLQ INVESTORS, L.P.

After recording return to:

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

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

MTGLQ INVSTORS, L.P.
c/o Selene Finance LP
9990 Richmond Avenue, Suite 400 South
Houston, TX 77042

THIS INDENTURE, Made this 05/28/2019, by and between Chris Kaber, Sheriff of Klamath County,
Oregon, hereinafter called the grantor, and MTGLQ INVESTORS, L.P., hereinafter called the grantee;
WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number
17Cv27964, Klamath County Sheriff's Office Number F18-0230, in which DITECH FINANCIAL LLC was
plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF LAWRENCE E. KENDALL, MARLENE B.
KENDALL; OREGON DEPARTMENT OF REVENUE; FIRST FINANCIAL INVESTMENT FUND;
OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was
issued on 04/27/2018, directing the sale of that real property, pursuant to which, on 07/11/2018 the real property was
sold, subject to redemption, in the manner provided by law, for the sum of \$73,900.00, to DITECH FINANCIAL
LLC, 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:

LOTS 29, 40 AND 41, ODESSA SUMMER HOME SITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The property is commonly known as: 23142 BIRCH ST, 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.

IN WITNESS WHEREOF, the grantor has executed this instrument.

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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



OFFICIAL STAMP
KATIE LYNNE BROWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 957
COMMISSION EXPIRES JUNE 2011

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 5/28/2019

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




Notary Public for the State of Oregon
My commission expires: 6-29-2020

