

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.

2019-008819 Klamath County, Oregon 08/05/2019 10:11:09 AM Fee: \$97.00
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AFTER RECORDING RETURN TO:
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

M&H File No.: OR-18-839943-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)
1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
C/O NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
55 Beattie Place, Suite 500
Greenville, SC 29601

4. Trustor(s)/Defendant(s) and Address:
5.
The Estate of Patricia A. Bruce
2257 Vine Ave
Klamath Falls, OR 97601

6. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$64,000.00

7. SEND TAX STATEMENTS TO:
1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE
C/O Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 500, Greenville, SC 29601

8. 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

<p>Grantor:</p> <p>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</p>	<p>SPACE RESERVED FOR RECORDER'S USE</p>
<p>Grantee:</p> <p>1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE</p>	
<p>After recording return to:</p> <p>Mccarthy & Holthus, LLP 920 SW 3rd Avenue, 1st Floor Portland, OR 97204</p>	
<p>Until requested otherwise send all tax statements to:</p> <p>1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE c/o Shellpoint Mortgage Servicing 55 Beattie Place, Suite 500 Greenville, SC 29601</p>	

THIS INDENTURE, Made this 07/26/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and 1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County County, Court Case Number 18CV01177, Klamath County Sheriff's Office Number F19-0269, in which 1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE was plaintiff(s) and THE ESTATE OF PATRICIA A. BRUCE; UNKNOWN HEIRS AND DEVISEES OF PATRICIA A. BRUCE; STATE OF OREGON; PATRICIA WALKER; COURTNEY SIMPSON; AMBER BRUCE; MICHAEL MCCLINTON; DEPARTMENT OF HUMAN SERVICES & OREGON HEALTH AUTHORITY; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED AS 2257 VINE AVENUE, KLAMATH FALLS, OREGON 97601 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 01/25/2019, directing the sale of that real property, pursuant to which, on 04/10/2019 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$64,000.00, to 1900 CAPITAL TRUST I, BY



U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE, 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:

LOT 480 IN BLOCK 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

The property is commonly known as: 2257 VINE AVENUE, KLAMATH FALLS, OREGON 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.

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
AMANDA LEE GYLE
NOTARY PUBLIC - ORE
COMMISSION NO. 967
COMMISSION EXPIRES OCTOBER**

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 7/26/2019
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

