

**2019-009916**

**Klamath County, Oregon**

**08/29/2019 10:03:35 AM**

**Fee: \$97.00**

**RECORDING COVER SHEET**

**(Please Print or Type)**

**This cover sheet has been prepared by the person presenting the attached 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, ORS 205.234, and does NOT affect the instrument.**

**AFTER RECORDING RETURN TO:**

Aldridge Pite, LLP  
111 SW Columbia St Ste 950  
Portland, OR 97201

**NAME OF THE TRANSACTION(S):** Sheriff's Deed for Recording

**DIRECT PART/GRANTOR(S)** ORS 205.125(1)(b) and 205.160

**Grantor**

Klamath County Sheriff's Office  
Attn: Civil Division  
3300 Vandenberg Road  
Klamath Falls, OR 97603

**INDIRECT PARTY/GRANTEE(S)** ORS.125(1) and 205.160

**Grantee:**

US Bank N.A  
c/o Aldridge Pite  
111 SW Columbia St Ste 950  
Portland, OR 97201

**TRUE AND ACTUAL CONSIDERATION** ORS 93.030: The consideration for this conveyance in the amount of \$101,200.00.

**SEND TAX STATEMENTS TO:**

US Bank N.A  
4801 Frederica Street  
Owensboro, KY 42301

**SHERIFF'S DEED**

Grantor:

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

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

Until requested otherwise send all tax  
statements to:

Ocwen Loan Servicing

1661 Wothington Road

West Palm Beach, FL 33416

SPACE RESERVED  
FOR  
RECORDER'S USE

THIS INDENTURE, Made this 08/22/2019, 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 BUENA 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:

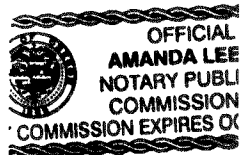
BEGINNING AT A POINT IN LOT 11 IN BLOCK 113 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, WHICH SAID POINT IS THE INTERSECTION OF THE WESTERLY LINE OF CALIFORNIA AVENUE AND THE SOUTHERLY LINE OF ARCH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT TO THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE SOUTERLY 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;

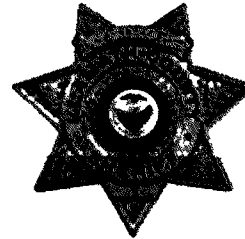
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

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



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.



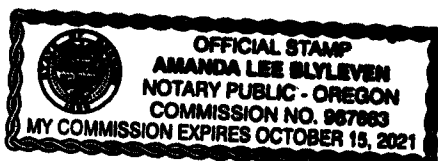
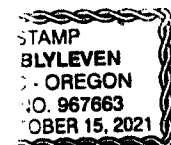
Chris Kaber, Sheriff of Klamath County, Oregon


  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 8/22/2019

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