

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.

**2019-014423**

**Klamath County, Oregon**

12/12/2019 10:36:05 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-18-812391-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**  
**SHERIFF'S DEED**

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**2. Direct Party/Grantor(s) and Address:(ORS 205.160)**

Klamath County Sheriff  
3300 Vandenberg Road  
Klamath Falls, OR 97601

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**3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)**

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5

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C/O PHH Mortgage

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One Mortgage Way

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Mount Laurel, NJ 08054

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

Tammy M. Hedrick  
2754 Brookside Drive  
Medford, OR 97504

The Estate of Douglas Hedrick  
5721 Ferndale Place  
Klamath Falls, OR 97603

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**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ \$187,000.00

**6. SEND TAX STATEMENTS TO:**

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL  
ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5

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C/O PHH Mortgage Corporation, Attention: Vault 5720 Premier Park Drive, West Palm Beach, FL 33407

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**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:

**U.S. BANK NATIONAL ASSOCIATION,  
AS SUCCESSOR TRUSTEE TO BANK  
OF AMERICA, NATIONAL  
ASSOCIATION, SUCCESSOR BY  
MERGER TO LASALLE BANK  
NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE C-BASS  
MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-CB5**

After recording return to:

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

Until requested otherwise send all tax  
statements to:

U.S. BANK NATIONAL ASSOCIATION,  
AS SUCCESSOR TRUSTEE TO BANK OF  
AMERICA, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO LASALLE  
BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE C-BASS MORTGAGE  
LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2007-CB5  
c/o PHH Mortgage Corporation  
5720 Premier Park Drive  
West Palm Beach, FL 33407

SPACE RESERVED  
FOR  
RECORDER'S USE

**RECEIVED**

**DEC 04 2019**

THIS INDENTURE, Made this 11/29/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV18998, Klamath County Sheriff's Office Number F19-0272, in which U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5 was plaintiff(s) and THE ESTATE OF DOUGLAS HEDRICK; TAMMY M. HEDRICK; THE HEIRS AND DEVISEES OF DOUGLAS



HEDRICK; CAPITAL ONE BANK USA, N.A.; CHASE BANK USA, N.A.; DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2007-NC, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC2; THE UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 12/05/2018, directing the sale of that real property, pursuant to which, on 05/22/2019 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$187,000.00, to U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5, 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 37 IN BLOCK 4 OF TRACT 1299 SECOND ADDITION TO FERNDAL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

The property is commonly known as: 5721 FERNDAL PLACE, 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**

OFFICIAL STAMP  
STEPHANIE LINTNER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 989592  
COMMISSION EXPIRES JULY 16, 2023

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.



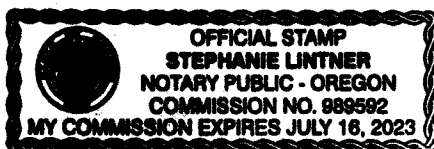
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 11/29/2019

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



S. Lintner  
Notary Public for the State of Oregon  
My commission expires: July 16, 2023