

**RECORDING COVER SHEET** (Please print or type)

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

**2020-000558****Klamath County, Oregon**

01/15/2020 12:35:00 PM

Fee: \$97.00

*This space reserved for use by  
Recording Office*

**After recording return to:** ORS 205.234(1)(c)

ZBS Law, LLP

30 Corporate Park, Suite 450

Irvine, CA 92606

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Sheriff's Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Chris Kaber, Klamath County Sheriff

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit

Opportunities Trust V

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$ 56,100.00

Other: \_\_\_\_\_

**5. Send tax statements to:**

ORS 205.234(1)(e)

American Mortgage Investment Partners

P.O. Box 2741

Seal Beach, CA 90740

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$ \_\_\_\_\_

**8. Previously recorded document reference:****9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Grantee \_\_\_\_\_

to correct Grantee language \_\_\_\_\_

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number 2019-012362."

**SHERIFF'S DEED**

Grantor:

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

Grantee:

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, D/B/A CHRISTIANA  
TRUST AS OWNER TRUSTEE OF THE  
RESIDENTIAL CREDIT  
OPPORTUNITIES TRUST V**

After recording return to:

ZBS Law, LLP  
30 Corporate Park, Suite 450  
Irvine, CA 62606

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

American Mortgage Investment Partners  
P.O. Box 2741  
Seal Beach, CA 90740

THIS INDENTURE, Made this 10/29/2019, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 18CV04638, Klamath County Sheriff's Office Number F19-0270, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITY TRUST V was plaintiff(s) and THE ESTATE OF JANICE SUE MOORE, A DECEASED INDIVIDUAL; RODNEY CLARK, AS POTENTIAL HEIR OF THE ESTATE OF JANICE SUE MOORE; RHONDA CLARK, AS POTENTIAL HEIR OF THE ESTATE OF JANICE SUE MOORE; ALL UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF JANICE SUE MOORE; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2609 RECLAMATION AVENUE, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 12/04/2018, 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 \$110,100.00, to WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS OWNER TRUSTEE OF



THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V, 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 7 IN OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KALMATH COUNTY, OREGON

The property is commonly known as: 2609 RECLAMATION AVENUE, 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,**



OFFICIAL STAMP  
MANDA LEE BLYL  
CLERK PUBLIC - OF  
COMMISSION NO. 9  
EXPIRES OCTOBE

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 12/30/2019

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

