

2020-000569

Klamath County, Oregon

01/15/2020 01:57:01 PM

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:

Flagstar Bank
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 \$108,000.00.

SEND TAX STATEMENTS TO:

Flagstar Bank
5151 Corporate Drive
Troy, Michigan 48098-2639

SHERIFF'S DEED

Grantor:

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

Grantee:

FLAGSTAR BANK, FSB

After recording return to:

Aldridge Pitè, LLP

Attention: Michael Valdez

111 SW Columbia Street, Suite 950

Portland, OR 97201

Until requested otherwise send all tax
statements to:

Flagstar Bank

5151 Corporate Drive

Troy, Michigan 48098-2639

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 01/02/2020, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and FLAGSTAR BANK, FSB, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 18CV22193, Klamath County Sheriff's Office Number F19-0281, in which FLAGSTAR BANK, FSB was plaintiff(s) and JASON M. COX; LISA A. WALKER; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4710 HILYARD AVE, KLAMATH FALLS, OREGON 97603 was defendant(s), in which a Writ of Execution, which was issued on 03/15/2019, directing the sale of that real property, pursuant to which, on 06/05/2019 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$108,000.00, to FLAGSTAR BANK, FSB, 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:

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT 36, HOMEDALE, A PLATTED SUBDIVISION OF KLAMATH COUNTY, OREGON; THENCE SOUTH 89° 48' EAST, ALONG THE NORTH LINE OF SAID TRACT 36, A DISTANCE OF 90.0 FEET; THENCE SOUTH 0° 24' WEST, PARALLEL TO THE WEST ILNE OF SAID TRACT, A DISTANCE OF 104.52 FEET; THENCE SOUTH 46° 30' WEST, A DISTANCE OF 49.82 FEET, MORE OR LESS, TO THE SOUTHWESTERLY BOUNDARY OF SAID TRACT; THENCE NORTH 43° 30' WEST, 78.5 FEET, TO THE SOUTHWESTERLY CORNER OF SAID TRACT; THENCE NORTH 0° 24' EAST, ALONG THE WEST BOUNDARY OF SAID TRACT 36, A DISTANCE OF 82.23 FEET TO THE POINT OF BEGINNING; BEING A PORTION OF TRACT 36, HOMEDALE.

EXCEPTING THEREFROM THE EASTERLY 15 FEET AT THE NORTHERN BOUNDARY, AND CONTINUING SOUTH ON A STRAIGHT LINE FOR A DISTANCE OF 116.52 FEET.

The property is commonly known as: 4710 HILYARD AVE, KLAMATH FALLS, OREGON 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 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



OFFICIAL
KATIE LYNN
NOTARY PUBLIC
COMMISSION
MY COMMISSION EXPIRES

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.

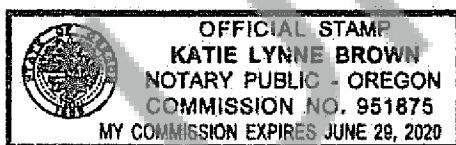
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 1/2/2020.

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



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

