

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.

2020-001683

Klamath County, Oregon

02/11/2020 09:04:04 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-17-801590-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)

Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-
Backed Securities 2011-1) by U.S.
Bank National Association as Co-Trustee

8950 Cypress Waters Blvd.

Coppell, TX 75019

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

The Unknown Heirs and Devisees of Arthur J. Ozias
375 Riddle Rd
Crescent, OR 97733

The Unknown Heirs and Devisees of Ruth Marie Ozias
375 Riddle Rd
Crescent, OR 97733

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$40,000.00

6. SEND TAX STATEMENTS TO:

Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage-
Backed Securities 2011-1) by U.S.
Bank National Association as Co-Trustee

8950 Cypress Waters Blvd., Coppell, TX 75019

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:

**MORTGAGE EQUITY CONVERSION
ASSET TRUST 2011-1 (AKA
MORTGAGE EQUITY CONVERSION
ASSET TRUST 20111-1, MORTGAGE-
BACKED SECURITIES 2011-1) BY U.S.
BANK NATIONAL ASSOCIATION AS
CO-TRUSTEE**

After recording return to:

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

Until requested otherwise send all tax
statements to:

MORTGAGE EQUITY CONVERSION
ASSET TRUST 2011-1 (AKA MORTGAGE
EQUITY CONVERSION ASSET TRUST
20111-1, MORTGAGE-BACKED
SECURITIES 2011-1) BY U.S. BANK
NATIONAL ASSOCIATION AS CO-
TRUSTEE
8950 Cypress Waters Blvd.
Coppell, TX 75019

SPACE RESERVED
FOR
RECORDER'S USE

JAN 31 2020

THIS INDENTURE, Made this 1/28/2020, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and MORTGAGE EQUITY CONVERSION ASSET TRUST 2011-1 (AKA MORTGAGE EQUITY CONVERSION ASSET TRUST 20111-1, MORTGAGE-BACKED SECURITIES 2011-1) BY U.S. BANK NATIONAL ASSOCIATION AS CO-TRUSTEE, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 18CV32221, Klamath County Sheriff's Office Number F19-0280, in which NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF ARTHUR J. OZIAS; THE UNKNOWN HEIRS AND DEVISEES OF RUTH MARIE OZIAS; DONNA TRAW; UNITED STATES OF AMERICA; CAPITAL ONE BANK; STATE OF OREGON; MIDLAND FUNDING, LLC; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 03/21/2019, directing the sale of that real property, pursuant to which, on 07/17/2019 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$40,000.00, to NATIONSTAR



MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, 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 PARCEL OF LAND SITUATE IN THE SW 1/4 OF THE SE1/4 OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, A #5 STEEL ROD SET ALONG THE C/4 LINE OF SAID SECTION 36 AT THE NORTHWEST CORNER OF RIDDLE ACRES SUBDIVISION, FROM WHICH THE S/4 CORNER OF SECTION 36 BEARS SOUTH 00°26'27" WEST 563.00 FEET (SOUTH 00°32'00" WEST AS SHOWN ON THE PLAT OF RIDDLE ACRES); THENCE CONTINUING ALONG THE C/4 SECTION LINE, NORTH 00°26'27" EAST 318.76 FEET TO A #5 X48" PLASTIC CAPPED STEEL ROD; THENCE ALONG A LINE PARALLEL WITH THE NORTH LINE OF RIDDLE ACRES. SOUTH 89°21'15" EAST 335.7 FEET TO A #5 X 48" PLASTIC CAPPED STEEL ROD; THENCE ALONG A LINE PARALLEL WITH THE C/4 SECTION LINE SOUTH 00°26'27" WEST 288.8 FEET TO A #5 X 48" PLASTIC CAPPED STEEL ROD; THENCE ALONG A LINE PARRALEL WITH THE NORTH LINE RIDDLE ACRES, SOUTH 89°21'15" EAST 174.3 FEET TO A #5 X 48" PLASTIC CAPPED STEEL ROD; THENCE ALONG A LINE PARALLEL WITH THE C/4 SECTION LINE, SOUTH 00°26'27" WEST 30.0 FEET TO A #5 X 30" PLASTIC CAPPED STEEL ROD ON THE NORTH LINE OF RIDDLE ACRES; THENCE ALONG THE NORTH LINE OF RIDDLE ACRES, NORTH 89°21'15" WEST 510.0 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THAT CERTAIN PLAT OF JULY 1982 MADE BY RAYMOND E. OMAN, PLS, AND ON FILE IN THE RECORDS OF THE KLAMATH COUNTY SURVEYOR.

The property is commonly known as: 375 RIDDLE RD., CRESCENT, OR 97733

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.

OFFICIAL STATE
AMANDA LEE BL
NOTARY PUBLIC - O
COMMISSION NO.
SSION EXPIRES OCTOBER

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

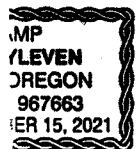
IN WITNESS WHEREOF, the grantor has executed this instrument.

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

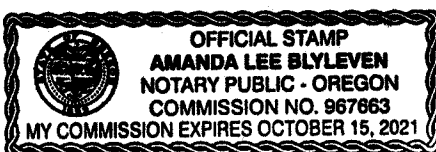
Becky Collins
Deputy Becky Collins



STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 11/28/2020.

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