

2020-007778

Klamath County, Oregon

06/26/2020 08:42:12 AM

Fee: \$97.00

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.

AFTER RECORDING RETURN TO:

McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

M&H File No.: OR-18-833599-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)
DITECH FINANCIAL LLC
C/O Ditech Financial LLC fka Green Tree Servicing LLC
2100 E. Elliot Road, Bldg 94 Mail Stop T325
Tempe, AZ 85284

4. Trustor(s)/Defendant(s) and Address:
Unknown Heirs and Devises of Jason Lewis
340 Camp Dr
Chiloquin, OR 97624

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$159,695.00

6. SEND TAX STATEMENTS TO:

DITECH FINANCIAL LLC
C/O Ditech Financial LLC fka Green Tree Servicing LLC, 2100 E. Elliot Road, Bldg 94 Mail Stop T325, Tempe, AZ
85284

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	SPACE RESERVED FOR RECORDER'S USE
Grantee: Ditech Financial LLC	
After recording return to: McCarthy Holthus LLP 920 SW 3 rd Ave. 1 st Floor	
Until requested otherwise send all tax statements to: Ditech Financial LLC C/C Ditech Financial LLC fka Green Tree Servicing LLC 2100 E. Elliott Road, Bldg 94 Mail Stop T325 Tempe, AZ 85284	

THIS INDENTURE, Made this 06/10/2020, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Ditech Financial LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 18CV53400, Klamath County Sheriff's Office Number F19-0291, in which Ditech Financial LLC was plaintiff(s) and Unknown Heirs and Devisees of Jason Lewis; Jannette Jean Lewis aka Jeannette Jean Tures; Occupants of the Property was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 08/15/2019, directing the sale of that real property, pursuant to which, on 10/23/2019 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$159,695.00, to Ditech Financial LLC, 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:

TRACT OF LAND SITUATED IN GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE NORTH 89°42'15" EAST ALONG THE NORTH LINE OF SAID SECTION 15, 400.0 FEET; THENCE SOUTH 62.42 FEET; THENCE SOUTH 50°43'50" EAST 193.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 39°16'10" WEST 408.35 FEET TO A POINT ON THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE SOUTH 56°00' EAST, 110.47 FEET, THENCE NORTH 39°16'10" EAST 398.20 FEET; THENCE NORTH 50°43'50" WEST 110.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION

The property is commonly known as: 340 Camp Dr., Chiloquin, OR 97624

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.

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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

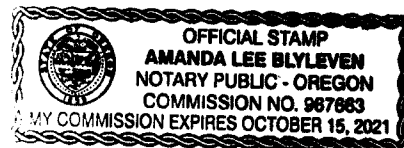


**OFFICIAL'S
AMANDA LEE
NOTARY PUBLIC
COMMISSION N
SSION EXPIRES OCT**

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 06/10/2020.

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

