

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.

**2020-012225**

**Klamath County, Oregon**

09/24/2020 03:49:00 PM

Fee: \$97.00

**AFTER RECORDING RETURN TO:**

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

**M&H File No.: OR-15-683976-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)**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE  
FOR THE RMAC TRUST, SERIES 2016-CTT

C/O Rushmore Loan Management Services, LLC

15480 Laguna Canyon Road Suite 100

Irvine, CA 92618

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

Nicholas Bishop  
3936 Barry Avenue  
Klamath Falls, OR 97603

Nicole Bishop  
5382 Valleywood Dr  
Klamath Falls, OR 97603

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$131,100.00**

**6. SEND TAX STATEMENTS TO:**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE  
FOR THE RMAC TRUST, SERIES 2016-CTT

C/O Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road Suite 100, Irvine, CA 92618

**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, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
TRUSTEE FOR THE RMAC TRUST, SERIES  
2016-CTT**

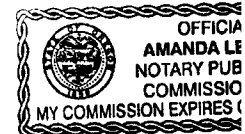
After recording return to:

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,  
NOT IN ITS INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE RMAC  
TRUST, SERIES 2016-CTT  
c/o Rushmore Loan Management Services,  
LLC  
15480 Laguna Canyon Road Suite 100  
Irvine, CA 92618

SPACE RESERVED  
FOR  
RECORDER'S USE



THIS INDENTURE, Made this 0, by and between Chris Kaber, Sheriff of Klamath County, Oregon,  
hereinafter called the grantor, and U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, hereinafter called the  
grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number  
15CV25894, Klamath County Sheriff's Office Number S20-0298, in which U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST,  
SERIES 2016-CTT was plaintiff(s) and NICHOLAS BISHOP aka NICHOLAS S. BISHOP aka NICHOLAS SCOTT  
BISHOP; NICOLE BISHOP aka NICOLE N. BISHOP aka NICOLE NANETTE BISHOP; CARTER JONES  
COLLECTION SERVICE, INC.; DISCOVER PERSONAL LOAN; OCCUPANTS OF THE PROPERTY was  
defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 12/13/2019, directing the sale of that  
real property, pursuant to which, on 03/11/2020 the real property was sold, subject to redemption, in the manner  
provided by law, for the sum of \$131,100.00, to U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, 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 4, DeBirk Homes, LESS the Easterly 2 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The property is commonly known as: 3936 Barry Avenue, 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;

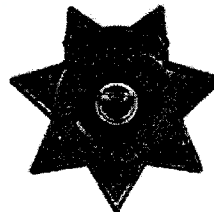
TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

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.

STAMP  
BLYLEVEN  
C - OREGON  
NO. 967663  
OBER 15, 2021

**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**



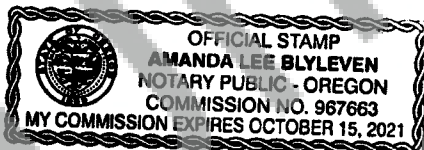
PROPERTY OWNERS, IF ANY, UNDER ORS  
195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON  
LAWS 2007, AND SECTIONS 2 TO 9 AND 17,  
CHAPTER 855, OREGON LAWS 2009, AND  
SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS  
2010.

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 9/17/2020  
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