

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.

2021-015508

Klamath County, Oregon

10/14/2021 11:54:01 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-19-850244-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)

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

C/O Champion Mortgage Company

8950 Cypress Waters Blvd.

Coppell, TX 75019

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

Estate of Theodore J Paddock
2124 Patterson St
Klamath Falls, OR 97603

Scott D. MacArthur
125 S. 6th St.
Klamath Falls, OR 97601

Juanita June Paddock
2124 Patterson St
Klamath Falls, OR 97603

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$181,000.00

6. SEND TAX STATEMENTS TO:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

C/O Champion Mortgage Company, 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	SPACE RESERVED FOR RECORDER'S USE
Grantee: Federal National Mortgage Association Granite Park VII 5600 Granite Parkway Plano, TX 75024	
After recording return to: MCCARTHY & HOLTHUS, LLP 920 SW 3RD AVE, 1ST FLOOR PORTLAND, OR 97204	
Until requested otherwise send all tax statements to: Federal National Mortgage Association Granite Park VII 5600 Granite Parkway Plano, TX 75024	

THIS INDENTURE, Made this 10/01/2021, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Federal National Mortgage Association, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 19CV23326, Klamath County Sheriff's Office Number S21-0305, in which NATIONSTAR MORTGAGE LLC D/BA/ CHAMPION MORTGAGE COMPANY was plaintiff(s) and JUANITA PADDOCK, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THEODORE J PADDOCK; STATE OF OREGON; UNITED STATES OF AMERICA; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution In Foreclosure, which was issued on 01/25/2021, directing the sale of that real property, pursuant to which, on 03/31/2021 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$246,817.28, to NATIONSTAR MORTGAGE LLC D/BA/ 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 property located in the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 794 feet North of an iron pin marking the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview highway, from the North, and 30 feet North of the center line of said Highway; thence east 270 feet, to a point on the West right of way line of Patterson Street; thence North, along said right of way line 80.70 feet; thence West 270 feet; thence South 80.70 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 10.00 feet thereof, parallel and adjacent to the Westerly right of way of Patterson Street

The property is commonly known as: 2124 Patterson St., 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.

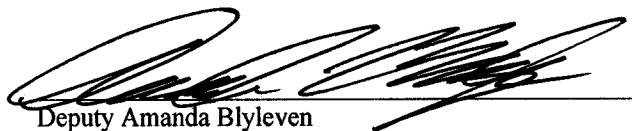
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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



OFFICIAL STAMP
REBECCA K COLLI
TARY PUBLIC - ORE
MISSION NO. 99
EXPIRES MARCH 1

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.

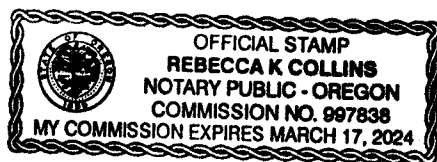
Chris Kaber, Sheriff of Klamath County, Oregon

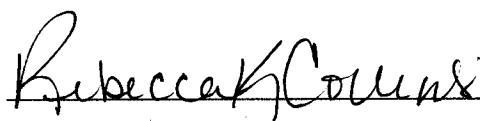

Deputy Amanda Blyleven

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/1/2021.

by Amanda Blyleven, Deputy for Chris Kaber, as Sheriff of Klamath County.




Notary Public for the State of Oregon
My commission expires: 3/17/2024

