

AFTER RECORDING RETURN TO:
Aldridge Pite, LLP
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2023-004231
Klamath County, Oregon
06/02/2023 12:31:01 PM
Fee: \$117.00

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SHERIFF'S DEED
Klamath County Case 20CV08103

FIRST TENNESSEE BANK NATIONAL ASSOCIATION,
PLAINTIFF,
V.

THE ESTATE OF CHARLES F. KENNEDY; THE UNKNOWN HEIRS, ASSIGNS, AND DEVISEES OF
CHARLES F. KENNEDY; CHARLES F. KENNEDY JR.; THE SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE,
LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2336 GREENSPRINGS DR,
KLAMATH FALLS, OR 97601-5639,
DEFENDANTS.

SHERIFF'S DEED

Grantor:

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

Grantee:

**MORTGAGE ASSETS MANAGEMENT,
INC
c/o Aldridge Pite, LLP
1050 SW 6th Ave, Suite 1100
Portland, OR 97204**

After recording return to:

Aldridge Pite, LLP
1050 SW 6th Avenue, Suite 1100
Portland, OR 97204

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

MORTGAGE ASSETS MANAGEMENT,
LLC.,
c/o Aldridge Pite, LLP
1050 SW 6th Avenue, Suite 1100
Portland, OR 97204

THIS INDENTURE, Made this 05/19/2023, by and between Chris Kaber, Sheriff of Klamath County,
Oregon, hereinafter called the grantor, and Mortgage Assets Management, Inc., hereinafter called the grantee;
WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number
20CV08103, Klamath County Sheriff's Office Number S23-0321, in FIRST TENNESSEE BANK NATIONAL
ASSOCIATION was plaintiff(s) and THE ESTATE OF CHARLES F. KENNEDY; THE UNKNOWN
HEIRS, ASSIGNS, AND DEVISEES OF CHARLES F. KENNEDY; CHARLES F. KENNEDY JR.;
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS
OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS 2336 GREENSPRINGS DR, KLAMATH FALLS, OR
97601-5639 was defendant(s), in which a Writ of Execution, which was issued on 11/17/2022, directing the sale of
that real property, pursuant to which, on 03/01/2023 the real property was sold, subject to redemption, in the manner
provided by law, for the sum of \$92,000.00, to MORTGAGE ASSETS MANAGEMENT, 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

COMMISSION NO. 1034115
MY COMMISSION EXPIRES FEBRUARY 28, 2027

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 been ordered shortened by the court. 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:

LOTS 16 AND 17 IN BLOCK 3 OF RIVERVIEW, 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: 2336 GREENSPRINGS DR., KLAMATH FALLS, OR 97601-5639

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 \$56.00.

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



LINDA GROUNKS
NOTARY PUBLIC - OREGON

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.

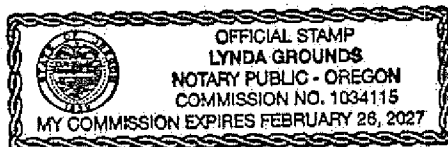
Chris Kaber, Sheriff of Klamath County, Oregon

Vickie Chew
Deputy Vickie Chew

STATE OF OREGON)
).ss
County of Klamath)

This instrument was acknowledged before me on 5/19/23.

by Vickie Chew, Deputy for Chris Kaber, as Sheriff of Klamath County.



Lynda Grounds

Notary Public for the State of Oregon

My commission expires: 2/26/27

OFFICIAL STAMP