AMERITITLE
MC093249

2014-002667
Klamath County, Oregon
03/27/2014 12:26:24 PM
Fee: $57.00

RECORDING COVER SHEET
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
S&S File No. 12-109336

120100038/0093249

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

[X] Sheriff's Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Frank Skrah, Sheriff of Klamath County, Oregon

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, South Carolina 29715

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

$128,140.00 Other

5) SEND TAX STATEMENTS TO:
Wells Fargo Bank, N.A.
3476 Stateview Blvd, MAC# X7801-013 (FC)
Fort Mill, South Carolina 29715

6) SATISFACTION of ORDER or WARRANT
ORS 205.125(1)(e)
CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)
$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

57.00

SHERIFF'S DEED

Grantor: **KLAMATH COUNTY SHERIFF'S OFFICE** **3300 VANDENBERG ROAD** **KLAMATH FALLS, OR 97603**	
Grantee: **Wells Fargo Bank, NA**	
After recording return to: **Shapiro & Sutherland, LLC** **1499 SE Tech Center Place, Suite 255** **Vancouver, WA 98683**	SPACE RESERVED FOR RECORDER'S USE
Until requested otherwise send all tax statements to: **Wells Fargo Bank, N.A.** **3476 Stateview Blvd** **MAC# X7801-013 (FC)** **Fort Mill, South Carolina 29715**	

THIS INDENTURE, Made this 3/19/2014, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Wells Fargo Bank, NA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1201105CV, Klamath County Sheriff's Office Number J13-0063, in which Wells Fargo Bank, NA was plaintiff(s) and Julia M. Musick; Avista Corporation; and Occupants of the Premises was defendant(s), in which a Writ of Execution, which was issued on 6/4/2013, directing the sale of that real property, pursuant to which, on 9/18/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of $128,140.00, to Wells Fargo Bank, NA, 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.

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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 10 AND 11 IN BLOCK 47 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

AND COMMONLY KNOWN AS 345 FRONT STREET, KLAMATH FALLS, OREGON 97601.

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 $30.00.

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

OFFICIAL SEAL
JULIE C. ALMAN
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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.

Frank Skrah, Sheriff of Klamath County, Oregon

Lori Garrard

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 3/19/14,

by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.

OFFICIAL SEAL
JULIE C. ALMAND
NOTARY PUBLIC-OREGON
COMMISSION NO. 480189
MY COMMISSION EXPIRES JULY 28, 2017

Julie C. Almand

Notary Public for the State of Oregon

My commission expires: 7/28/17

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