

MC90414

2014-005581

Klamath County, Oregon

05/27/2014 10:25:51 AM

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. 11-107113

CERTIFICATE OF SALE NOT RECORDED
NO REFERENCE

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

☒ Assignment of Sheriff's Certificate of Judicial Sale

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

Wells Fargo Bank, NA

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

CP-SRMOF II 2012-A Trust, by U.S. Bank
Trust National Association, not in it's
individual capacity but solely as Trustee

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

Other

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary
ORS 205.125(1)(e) | **obligation imposed by the order**
CHECK ONE: FULL | **or warrant. ORS 205.125(1)(c)**
(If applicable) PARTIAL

\$

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 _____."

ASSIGNMENT OF SHERIFF'S CERTIFICATE OF JUDICIAL SALE

Wherefore, at public auction, and by virtue of writ of execution issued out of the Circuit Court for the County of Klamath the Klamath Sheriff's Office, sold property legally described as follows:

Lot 5 in Block 1 of Shadow Hills No. 1, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And more commonly referred to as: 4143 Marian Court, Klamath Falls, OR 97603

For the sum of \$80,000.00 to: Wells Fargo Bank, NA, Assignor, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to CP-SRMOF II 2012-A Trust, by U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, Assignee, whose address is c/o Selene Finance, LP, 9990 Richmond Avenue, Suite 400S, Houston, Texas 77042, its successors and assigns, all right, title and interest under Sheriff's Certificate of Sale (a copy of which is attached hereto as "Exhibit A"), dated October 9, 2013, Klamath County, State of Oregon.

Dated this 15th Day of May, 2014

Wells Fargo Bank, NA,

By: Charlotta Douglas
Charlotta Douglas
Vice President Loan Documentation
Wells Fargo Bank, N.A.
05/15/2014

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this May 15th, 2014 by Charlotta Douglas, Vice President Loan Documentation; who is personally known [] or produced Driver's License as identification [X]; of Wells Fargo Bank, N.A., a national banking association, on behalf of the association.

Notary Public

My commission expires: 1011612017

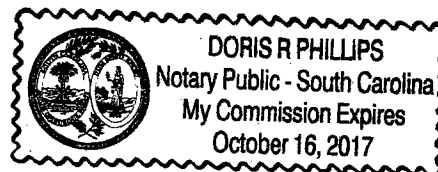


Exhibit A

IN THE CIRCUIT COURT FOR THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

WELLS FARGO BANK, NA
Plaintiff(s)

vs.

SERGIO ARIAS-ESPARZA; AND OCCUPANTS
OF THE PREMISES
Defendant(s)

Court No. 1202773CV
Sheriff's No. J13-0079

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 6/11/2013, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had, on or after 1/15/2013, in the following described real property in Klamath County; to-wit:

LOT 5 IN BLOCK 1 OF SHADOW HILLS NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

AND COMMONLY KNOWN AS 4143 MARIAN COURT, KLAMATH FALLS, OREGON 97603.

After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to redemption, in the manner described by law to:

WELLS FARGO BANK, NA

the highest bidder(s) for the sum of \$80,000.00, on 10/4/2013.

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me, or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of redemption (4/2/2014), unless the real property shall be sooner redeemed according to law.

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NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this office along with a fee of \$30.00.

Dated: 10/9/2013

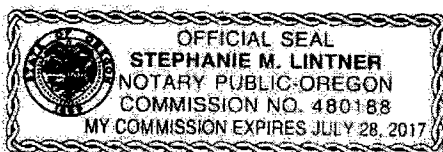
Frank Skrah, Sheriff
Klamath County, Oregon

By Lee Garrahan
Deputy

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.

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on 10/9/13 by
Lee Garrahan, as a duly appointed and commissioned Deputy of Frank Skrah,
Sheriff of Klamath County, Oregon.



Stephanie M. Lintner
Notary for State of Oregon
My Commission Expires:

