

After recording please return to:
RCO Legal, P.C.
ATTN: Shawn Morgan
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Ref: 7777.50301

2014-012086
Klamath County, Oregon
11/19/2014 01:39:14 PM
Fee: \$82.00

Tax Statements to Be Sent to:
America's Servicing Company
Wells Fargo Bank, N.A.
1 Home Campus, MACX2302-04D
Des Moines, IA 50328

[Space Above This Line For Recording Data] _____

ASSIGNMENT OF CERTIFICATE OF SALE

Recitals: Wells Fargo Bank, N.A., DBA America's Servicing Company, (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled Wells Fargo Bank, N.A., dba America's Servicing Company v. Shawn L. Sinclair; Denise L. Sinclair, aka Denise Lyn Sinclair; Valerie Beth Hedrick; Marcus M. Henderson; and Occupants of the Premises, et al., Klamath County Circuit Court Case No. 1204521CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. Vol M05 Page 59214. The judgment of foreclosure was entered into the court's register on October 1, 2013, and the Writ Abstract was thereafter recorded on July 07, 2014, in Auditor's File No. 2014-007124. The subject real property described as:

LOT 6, BLOCK 25, TRACT NO. 1005, FOURTH ADDITION TO
KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

APN: R489590

Commonly known as 9610 Big Fir Lane, Klamath Falls, Oregon 97601 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on August 08, 2014. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on August 25, 2014. A true copy of the Certificate is hereto attached as Exhibit A.

For value received in the amount of \$10.00, the Assignor does hereby grant, sell, assign, transfer, convey and deliver unto Federal National Mortgage Association (herein the "Assignee"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the Certificate of Sale, all rights thereunder.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Certificate of Sale.

Dated October 28, 2014.

Wells Fargo Bank, N.A., DBA America's Servicing Company

By: Robert E Williams

Robert E Williams

Vice President Loan Documentation

Wells Fargo Bank N.A.

10/28/2014

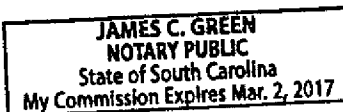
State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 28th Day of October, 2014 by Robert E Williams, Vice President Loan Documentation, and who is personally known [] or produced their Driver's License as identification [x]; of Wells Fargo Bank N.A. dba America's Servicing Company. a national banking association, on behalf of the association.

Notary Public James C. Green

My commission expires 03/02/2017



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

WELLS FARGO BANK, N.A., DBA AMERICA'S
SERVICING COMPANY, ITS SUCCESSORS IN
INTEREST AND/OR ASSIGNS

Plaintiff(s)

vs.

SHAWN L. SINCLAIR; DENISE L. SINCLAIR,
AKA DENISE LYN SINCLAIR; VALERIE BETH
HEDRICK; MARCUS M. HENDERSON; AND
OCCUPANTS OF THE PREMISES

Defendant(s)

Court No. 1204521CV
Sheriff's No. J14-0063

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 4/11/2014, 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 7/28/2005, in the following described real property in Klamath County; to-wit:

LOT 6, BLOCK 25, TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

AND MORE COMMONLY KNOWN AS 9610 BIG FIR LANE, KLAMATH FALLS, OREGON
97601.

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, N.A., DBA AMERICA'S SERVICING COMPANY

the highest bidder(s) for the sum of \$126,149.42, on 8/8/2014.

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Exhibit A
Certificate of Sale



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 (2/4/2015), unless the real property shall be sooner redeemed according to law.

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: 8/25/2014

Frank Skrah, Sheriff
Klamath County, Oregon

By *L. GARRAS*
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.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer, provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until there is a another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on 8/25/14 by
LOR. GARRAS, 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: 7/28/17

Exhibit A
Certificate of Sale

