SHERIFF'S DEED

2015-001064

Klamath County, Oregon

02/06/2015 02:52:01 PM

Fee: \$52.00

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

Until requested otherwise send all tax statements to:

Wells Fargo Bank, NA 3476 Stateview Blvd MAC# X7801-013(FC) Fort Mill, SC 29715 SPACE RESERVED FOR RECORDER'S USE

THIS INDENTURE, Made this 3/5/2014, 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 1203531CV, Klamath County Sheriff's Office Case Number J13-0045, in which Klamath Irrigation District was plaintiff(s) and Richard J. Vetter; Mortgage Electronic Registration Systems, Inc. (MERS), as a Separate Corporation Acting Solely as a Nominee for Plaza Home Mortgage, Inc.; Plaza Home Mortgage, Inc.; and Wells Fargo Bank, NA was defendant(s), in which a Writ of Execution, which was issued on 5/7/2013, directing the sale of that real property, pursuant to which, on 7/8/2013 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$22,182.00, to Wayside Terrace, 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 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 been redeemed from the sale by Wells Fargo Bank, NA. 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:

LOT 4 IN BLOCK 2 OF SUNNYLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SAID PARCEL IS ALSO DESCRIBED AS KLAMATH COUNTY TAX ASSESSOR'S ACCOUNT NO. R-3809-034CD-03200 AND KEY NO. 444665 AND MORE COMMONLY REFERRED TO AS 1535 AUSTIN STREET, 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 \$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 **DETERMINE ANY LIMITS ON LAWSUITS** AGAINST FARMING OR FOREST PRACTICES. AS DEFINED IN ORS 30.930, AND TO INOUIRE





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

Deputy Lori Garrard

STATE OF OREGON) ss **County of Klamath**

This instrument was acknowledged before me on 4/16

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

OFFICIAL SEAL JAMIE L. STREED NOTARY PUBLIC-OREGON COMMISSION NO. 470214A MY COMMISSION EXPIRES JULY 22, 2016

Notary Public for the State of Oregon

My commission expires: 5014

