RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET <u>DOES NOT</u> AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2015-002186

Klamath County, Oregon 03/12/2015 11:48:01 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

WELLS FARGO BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., GREENPOINT MORTGAGE
FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-AR4
C/O Select Portfolio Servicing, Inc.
3815 S.W. Temple
Salt Lake City, UT 84115-4412

M&H File #: OR-12-523488-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234a)

SHERIFF'S DEED

2. Direct Party/Grantor(s) and Address: (ORS 205.160)

Klamath County Sheriff's Office 3300 Vandenberg Rd Klamath Falls, OR 97603

3. Indirect Party/Grantee(s)/Plaintiff and Address: (ORS 205.1251a and 205.160)

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4

3815 S.W. Temple

Salt Lake City, UT 84115-4412

4. Trustor(s)/Defendant(s) and Address:

Douglas K. Ivey 3330 PARADISE DR. TIBURON, CA 94920 Douglas K. Ivey 615, 615 1/2 & 617 HIGH STREET KLAMATH FALLS, OR 97601

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$\$\$92,000.00

6. SEND TAX STATEMENTS TO:

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4

C/O Select Portfolio Servicing, Inc.

3815 S.W. Temple

Salt Lake City, UT 84115-4412

Grantor:

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

Grantee:

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4

After recording return to:

Select Portfolio Servicing, Inc. 3815 S.W. Temple Salt Lake City, UT 84115-4412

Until requested otherwise send all tax

statements to:

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4 3815 S.W. Temple Salt Lake City, UT 84115-4412

FOR RECORDER'S USE

THIS INDENTURE, Made this 3/3/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1301404CV, Klamath County Sheriff's Office Number J14-0057, in which WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4 was plaintiff(s) and DOUGLAS K. IVEY; DEBORAH MASTERS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; GREENPOINT MORTGAGE FUNDING, INC.; DORIS RIBBLE, AS TRUSTEE FOR THE DORIS RIBBLE TRUST; OCCUPANTS OF THE PROPERTY AT 615 HIGH



STREET, KLAMATH FALLS, OR 97601; OCCUPANTS OF THE PROPERTY AT 615-1/2 HIGH STREET, KLAMATH FALLS, OR 97601; OCCUPANTS OF THE PROPERTY AT 617 HIGH STREET, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 03/27/2014, directing the sale of that real property, pursuant to which, on 7/23/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$92,000.00, to WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR4, 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.

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 3, BLOCK 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

APN/PARCELS #: R-3809-032AB-07000-000

MORE COMMONLY KNOWN AS 615, 615 1/2 & 617 HIGH STREET, KLAMATH FALLS, OR 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 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

OFFICIAL SEAL JULIE C. ALMAND

NOTARY PUBLIC-OREGON COMMISSION NO. 480189

MY COMMISSION EXPIRES JULY 28, 2017

Deputy Lori Garrard

STATE OF OREGON)	
) ss	
County of Klamath)	11.1.0
This instrument was acknowledged before me on 3316,		
by Lori Garrard, Deputy for Frank Skrah, as Sheriff of Klamath County.		

Notary Public for the State of Oregon

My commission expires:

1 28 11