

SHERIFF'S DEED

Grantor:

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

2015-002415
Klamath County, Oregon
03/19/2015 12:45:29 PM
Fee: \$52.00

Grantee:

Wells Fargo Bank, N.A.

After recording return to:

**RCO Legal P.C.
Attn: Shawn Morgan
511 SW 10th Ave., Ste. 400
Portland, OR 97205**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Wells Fargo Bank, N.A.
Wells Fargo Bank, N.A.
Attn: Bankruptcy Dept. MAC #D3347-014
3476 Stateview Blvd
Fort Mill, SC 29715**

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, N.A., hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1300333CV, Klamath County Sheriff's Office Number J14-0101, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and GREGORY SCOTT NEWMAN; BONNIE G. NEWMAN; CAPITAL ONE BANK (USA), N.A.; JONATHAN B. KLEIN; DONALD R. CRANE; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 5/19/2014, directing the sale of that real property, pursuant to which, on 7/28/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$74,992.00, to Wells Fargo Bank, N.A., 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:

THAT PORTION OF LOTS 5 AND 6 IN BLOCK 19 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 90 FEET SOUTHWESTERLY ALONG THE NORTHERLY LINE OF DEL MORO STREET, FROM IT'S INTERSECTION WITH THE WESTERLY LINE OF ELDORADO AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF DEL MORO STREET 40 FEET TO THE ALLEY THROUGH SAID BLOCK; THENCE NORTHWESTERLY PARALLEL WITH SAID ELDORADO AVENUE 100 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT, 40 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID ELDORADO AVENUE 100 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS 1879 DEL MORO 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

~~~~~  
OFFICIAL SEAL  
JLIE C. ALMAN  
RY PUBLIC-OR  
MISSION NO. 41  
SSION EXPIRES JU  
~~~~~

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

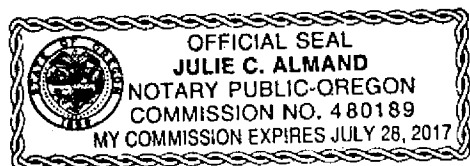
A handwritten signature in black ink, appearing to read "Lori Garrard", written over a horizontal line.

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 3/3/15.

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



A handwritten signature in black ink, appearing to read "Julie C. Almand", written over a horizontal line.
Notary Public for the State of Oregon
My commission expires: 7/28/17

