

SHERIFF'S DEED

2015-002855

Klamath County, Oregon

03/31/2015 12:44:10 PM

Fee: \$52.00

Grantor:

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

Grantee:

Wells Fargo Bank, N.A.

After recording return to:

**RCO Legal, P.C.
Attn: Aaron Rabirotff
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.
Attn: Bankruptcy Dept. MAC #D3347-014
3476 Stateview Blvd.
Fort Mill, SC 29715**

THIS INDENTURE, Made this 3/17/2015, 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 1300665CV, Klamath County Sheriff's Office Number J14-0100, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and MONTA SUE LEWIS; INDIVIDUALLY; MONTA SUE LEWIS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDITH D. MORGAN AKA EDITH DORRENA MORGAN; UNKNOWN HEIRS OF EDITH D. MORGAN AKA EDITH DORRENA MORGAN; UNITED STATES OF AMERICA; STATE OF OREGON; STEPHEN HEDLUND; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 1059 KANE STREET, KLAMATH FALLS, OREGON 97603 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 8/27/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$80,000.00, 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:

LOT 49 OF FAIR ACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 49; THENCE NORTH 51.47 FEET; THENCE WESTERLY 146.85 FEET; THENCE SOUTHWESTERLY 162.94 FEET TO A POINT 28.55 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 49; THENCE SOUTH 28.55 FEET TO THE SOUTHWEST CORNER OF LOT 49; THENCE EASTERLY 308 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 1059 KANE 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

**FICIAL SEAL
IE C. ALMAND
PUBLIC-OREG
SION NO. 4801
ON EXPIRES JULY 2**

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.



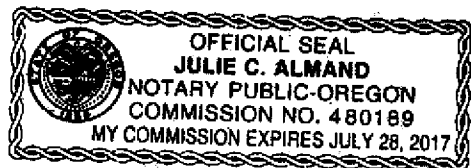
Frank Skrah, Sheriff of Klamath County, Oregon

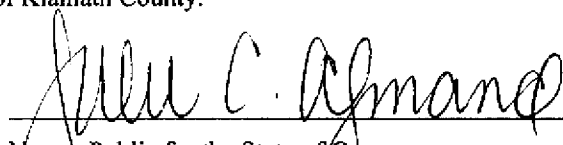

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 3/17/15.

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




Notary Public for the State of Oregon
My commission expires: 7/28/17