

SHERIFF'S DEED

<p>Grantor:</p> <p>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</p>	<p>2015-002896 Klamath County, Oregon 03/31/2015 03:39:11 PM Fee: \$52.00</p>
<p>Grantee:</p> <p>Wells Fargo Bank, N.A.</p>	
<p>After recording return to:</p> <p>RCO Legal, P.C. Attn: Shawn Morgan 511 SW 10th Ave., Ste. 400 Portland, OR 97205</p>	<p>SPACE RESERVED FOR RECORDER'S USE</p>
<p>Until requested otherwise send all tax statements to:</p> <p>Wells Fargo Bank, N.A. Wells Fargo Bank, N.A. Attn: Bankruptcy Dept. MAC #D3347-014 3476 Stateview Blvd. Fort Mill, SC 29715</p>	

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 1300810CV, Klamath County Sheriff's Office Number J14-0084, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and UNKNOWN HEIRS OF CHRISTINA PETTY AKA CHRISTINA RUTH PETTY; GLEN G. GESSELE AS AFFIANT OF THE ESTATE OF CHRISTINA PETTY; LUCILLE M. CALDWELL; WESTERN OREGON CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS; BETTER LIFE BROADCASTING NETWORK; KLAMATH HOSPICE, INC.; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 2351 APPLGATE AVENUE, KLAMATH FALLS, OREGON 97601 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 05/05/2014, directing the sale of that real property, pursuant to which, on 7/18/2014 the real property was sold, subject to redemption, in the manner provided



by law, for the sum of \$65,000.00, 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 649 IN BLOCK 119, OF MILLS 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

COMMONLY KNOWN AS 2351 APPLGATE AVENUE, 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

OFFICIAL SEAL
JULIE C. ALMAN
CLERK OF COUNTY
MISSION NO. 48
MISSION EXPIRES JU

