

2015-003703**Klamath County, Oregon****04/21/2015 09:28:30 AM****Fee: \$52.00****SHERIFF'S DEED**

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: 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 3/16/2015, 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 1302104CV, Klamath County Sheriff's Office Number J14-0148, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and JEFFREY J. PAULSON AKA JEFFREY PAULSON; STACIE LEIGH PAULSON AKA STACIE PAULSON; USAA FEDERAL SAVINGS BANK; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 7/22/2014, directing the sale of that real property, pursuant to which, on 9/26/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$105,583.00, 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:

A PARCEL OF LAND SITUATED IN THE S ½ SE ¼ NW ¼ OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF THE SE ¼ NW ¼ OF SAID SECTION 11, SAID POINT BEING THE NORTHEAST CORNER OF "PERRY'S ADDITION TO LLOYDS TRACTS", SUBDIVISION; THENCE SOUTH 89 DEGREES 50' WEST ALONG THE SOUTH LINE OF THE S ½ SE ¼ NW ¼ OF SAID SECTION 11, SAID LINE BEING THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 201.90 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF HOPE STREET; THENCE NORTH 0 DEGREE 17' EAST ALONG SAID WESTERLY LINE OF HOPE STREET A DISTANCE OF 194.72 FEET TO AN IRON PIN ON THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0 DEGREE 17' EAST ALONG SAID WESTERLY LINE OF HOPE STREET A DISTANCE OF 97.41 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 59' 30" WEST PARALLEL WITH THE NORTH LINE OF THE S ½ SE ¼ NW ¼ OF SAID SECTION 11 A DISTANCE OF 137.88 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREE 06' 30" WEST A DISTANCE OF 97.41 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 59' 30" EAST PARALLEL WITH THE NORTH LINE OF THE S ½ SE ¼ NW ¼ OF SAID SECTION 11, A DISTANCE OF 137.59 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING AN EASEMENT OVER AND ACROSS THE NORTHERLY FIVE FEET OF THE ABOVE DESCRIBED PARCEL OF LAND FOR A WATER LINE AND CONSTRUCTION AND MAINTENANCE OF SAID WATER LINE.

COMMONLY KNOWN AS 3736 HOPE STREET, KLAMATH FALLS, OREGON 97603-7517.

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.

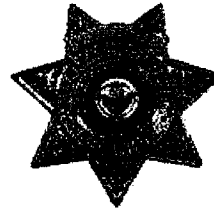
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

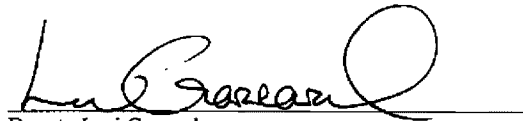
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300,

OFFICIAL SEAL
ULIE C. ALMAN
RY PUBLIC-OR
MISSION NO. 48
SION EXPIRES JU

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.



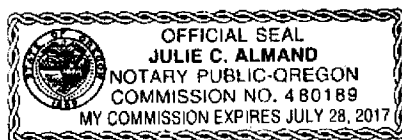
Frank Skrah, Sheriff of Klamath County, Oregon

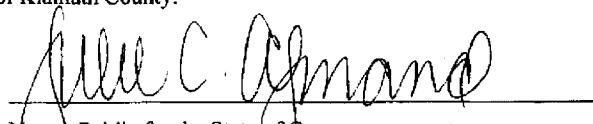

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 3/16/15

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

