2015-004260

Klamath County, Oregon 05/05/2015 09:05:26 AM

FOR USE BY VG OFFICE

This cover sheet was prepared by the person presenting the	Fee: \$57.00
instrument for recording. The information on this sheet is a	
<u> </u>	SPACE RESERVED
	COUNTY RECORDIN
of Oregon, ORS 205.234, and does NOT affect the instrument.	
AFTER RECORDING RETURN TO:	
RCO Legal, P.C.	
Attention: Aaron Rabiroff, Attorney	
511 SW 10th Avenue, Suite #400	
Portland, Oregon 97205	\sim
1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)	· / P
Wells Fargo v. Troy DeHaven, et al.	
Sheriff's Deed	
RCO Ref: 7023.50288/DeHaven	-
2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.16	0
Frank Skrah, Sheriff of Klamath County, Oregon	
3300 Vandenberg Road	
Klamath Falls, Oregon 97603	
3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.	160

4) TRUE AND ACTUAL CONSIDERATION	5) SEND TAX STATEMENTS TO:
Wells Fargo Bank, N.A.	

- ORS 93.030(5) Amount in dollars or other \$ 107,500.00 Other
- 7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

Wells Fargo Bank, N.A.

Des Moines, Iowa 50328

Home Campus - MAC X2302-04D

CHECK ONE: (If applicable)	ORS 205.125(1)(e) FULL PARTIAL
	<u> </u>

6) SATISFACTION of ORDER or WARRANT

8)	If this instrument is being Re-Recorded, complete the following statement, in	
	accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF	
	TO CORRECT	

			_
PREVIOUSLY RECORD	DED IN BOOK	AND PAGE	, OR AS FEE
NUMBER	,,,		

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: Aaron Rabiroff 511 SW 10th Avenue, Suite #400 Portland, OR 97205

Until requested otherwise send all tax

statements to:

Wells Fargo Bank, N.A. 1 Home Campus – MAC-X2302-04D Des Moines, Iowa 50328 SPACE RESERVED FOR RECORDER'S USE

THIS INDENTURE, Made this 4/27/2015, 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 1301247CV, Klamath County Sheriff's Office Number J14-0134, in which WELLS FARGO BANK, NA, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and TROY DEHAVEN; ERNESTINE DEHAVEN; OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 7/7/2014, directing the sale of that real property, pursuant to which, on 9/17/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$107,500.00, 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 14, BLOCK 3, TRACT NO. 1083, CEDAR TRAILS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 16621 HILLCREST ROAD, KLAMATH FALLS, OR 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 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)

County of Klamath

This instrument was acknowledged before me on

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

OFFICIAL SEAL
JULIE C. ALMAND
NOTARY PUBLIC-OREGON
COMMISSION NO. 480189
MY COMMISSION EXPIRES JULY 28, 2017 ()

Notary Public for the State of Oregon

My commission expires: