

SHERIFF'S DEED

Grantor:

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

2015-013409

Klamath County, Oregon

12/11/2015 02:56:47 PM

Fee: \$52.00

Grantee:

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, DOING BUSINESS AS
CHRISTIANA TRUST, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS LEGAL TITLE TRUSTEE FOR
BRONZE CREEK TITLE TRUST 2014-
NPLI**

After recording return to:

**Aldridge Pite, LLP
621 SW Morrison Street, Suite 425
Portland, OR 97205**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Wilmington Savings Fund Society, FSB
c/o Rushmore Loan Management Services,
LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618**

THIS INDENTURE, Made this 11/17/2015, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPLI, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1303026CV, Klamath County Sheriff's Office Number J14-0223, in which WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPLI was plaintiff(s) and JACK R. CAPPS; CATHERINE M. CAPPS; AND CAPITAL ONE BANK (USA) NA was defendant(s), in which a Writ of Execution, which was issued on 12/8/2014, directing the sale of that real property, pursuant to which, on 5/6/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$52,500.00, to WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPLI, 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:

PARCEL 1:

A TRACT OF LAND SITUATED IN LOT 45 IN BLOCK 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 45, EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 250.82 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT TO THE WEST LINE THEREOF; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 1/2 OF LOT 44 IN BLOCK 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: R469022

COMMONLY KNOWN AS 6123 BLY MOUNTAIN CUTOFF, BONANZA, OR 97623

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.

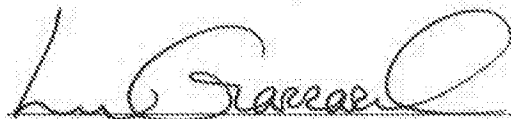
IN WITNESS WHEREOF, the grantor has executed this instrument.

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OFFICIAL SEAL  
JULIE C. ALMAND  
CLERK PUBLIC-OREGON  
COMMISSION NO. 480  
COMMISSION EXPIRES JULY  
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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)
) ss
County of Klamath)

This instrument was acknowledged before me on 11/17/15

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

