

**SHERIFF'S DEED**

Grantor:

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

**2016-001141**

**Klamath County, Oregon**

**02/05/2016 08:47:01 AM**

**Fee: \$52.00**

Grantee:

**Wells Fargo Bank, N.A.**

After recording return to:

**RCO Legal, P.C.  
Attn: Post-Sales Team  
511 SW 10<sup>th</sup> Avenue, Suite 400  
Portland, OR 97205**

**SPACE RESERVED  
FOR  
RECORDER'S USE**

Until requested otherwise send all tax  
statements to:

**Wells Fargo Bank, N.A.  
1 Home Campus – MAC-X2302-04D  
Des Moines, IA 50328**

THIS INDENTURE, Made this 12/29/2015, 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 1401037CV, Klamath County Sheriff's Office Number J14-0226, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and WILL BEACHBOARD, JR. AKA WILLIAM KENNETH BEACHBOARD, JR. AKA WILLIAM K, BEACHBOARD; HELEN BEACHBOARD AKA HELEN MARIE BEACHBOARD; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., HOME EQUITY LOAN ASSET-BACKED CERTIFICATES SERIES 2006-S7; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 2420 GARDEN AVENUE, KLAMATH FALLS, OREGON 97601 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 12/5/2014, directing the sale of that real property, pursuant to which, on 5/8/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$26,460.00, 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 439, BLOCK 126, 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 FALLS, OREGON.

AND MORE COMMONLY KNOWN AS 2420 GARDEN 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 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**



OFFICIAL SEAL  
E C. ALMAN  
PUBLIC-OR  
SION NO. 4  
N EXPIRES JC

PROPERTY OWNERS, IF ANY, UNDER ORS  
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2010.

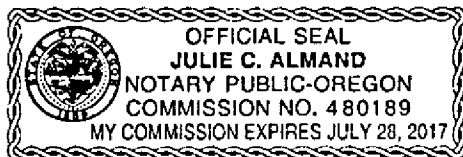
Frank Skrah, Sheriff of Klamath County, Oregon

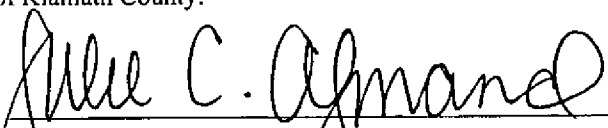
  
Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 12/29/15.

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