

SHERIFF'S DEED

Grantor:

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

Grantee:

**WELLS FARGO BANK, N.A. AS
TRUSTEE FOR BANC OF AMERICA
ALTERNATIVE LOAN TRUST 2006-5**

After recording return to:

**Shapiro & Sutherland, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683**

SPACE RESERVED
FOR
RECORDER'S USE

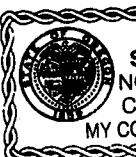
Until requested otherwise send all tax
statements to:

**Nationstar Mortgage, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019**

THIS INDENTURE, Made this 5/4/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WELLS FARGO BANK, N.A. AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-5, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1403188CV, Klamath County Sheriff's Office Number J15-0096, in which WELLS FARGO BANK, N.A. AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-5 was plaintiff(s) and MATTHEW D. TERRELL; KERRI R. TERRELL; BANK OF AMERICA, N.A.; OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution, which was issued on 7/15/2015, directing the sale of that real property, pursuant to which, on 10/5/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$136,853.83, to WELLS FARGO BANK, N.A. AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2006-5, 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:

THE NORTHERLY 1/2 OF LOT 10 IN BLOCK 5 OF EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 10 IN BLOCK 5 OF SAID ADDITION, BEING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WASHINGTON STREET AND THE SOUTHWESTERLY LINE OF 2ND STREET IN SAID ADDITION; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG SAID LINE OF 2ND STREET, 55 FEET; THENCE SOUTHWESTERLY PARALLEL TO WASHINGTON STREET, 52.4 FEET TO THE LINE BETWEEN LOTS 9 AND 10 IN SAID BLOCK 5; THENCE NORTHWESTERLY PARALLEL WITH 2ND STREET, 55 FEET TO THE SOUTHEASTERLY LINE OF WASHINGTON STREET; THENCE NORTHEASTERLY ALONG WASHINGTON STREET, 52.4 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS 330 NORTH 2ND STREET, KLAMATH FALLS, OR 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.

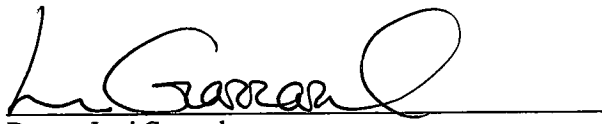
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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

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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

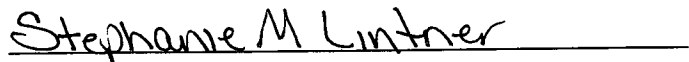

Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 5/4/16.

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




Notary Public for the State of Oregon
My commission expires: July 28, 2017

