2016-004920

Klamath County, Oregon 05/12/2016 10:22:00 AM

Fee: \$52.00

SHERIFF'S DEED

Grantor:

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

Grantee:

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT4

After recording return to:

Robinson Tait, P.S. Attn: Brian deBourgoignon 710 Second Avenue Suite 710 Seattle, WA 98104

Until requested otherwise send all tax statements to:

Ocwen Loan Servicing, LLC 1661 Worthington Rd, Ste 100 West Palm Beach, FL 33409 SPACE RESERVED FOR RECORDER'S USE

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, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT4, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number

1403902CV, Klamath County Sheriff's Office Number J15-0122, in which WELLS FARGO BANK, NATIONAL

ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT4, ASSET-BACKED

CERTIFICATES, SERIES 2007-OPT4 was plaintiff(s) and ANTHONY CARDOZA; FORD MOTOR CREDIT

COMPANY; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR

INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN was defendant(s), in which a Writ

of Execution in Foreclosure, which was issued on 8/21/2015, directing the sale of that real property, pursuant to

which, on 1/8/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of

S99,000.00, to WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME

LOAN TRUST 2007-OPT4, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT4, who was the highest and best

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Didder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount

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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 PART OF THE N1/2 SW1/4 NE1/4 NE1/4 THAT LIES WEST OF HIGHWAY 97 IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SAVING AND EXCEPTING THEREFROM THAT PORTION DEEDED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, IN VOLUME M90, PAGE 8413, MICROFILM RECORDS OF KLAMATH COUNTY. OREGON.

COMMONLY KNOWN AS 41410 N HIGHWAY 97, CHILOQUIN, OR 97624.

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

FFICIAL SEAL IANIE M. LINTNE 7 PUBLIC-OREGI ISION NO. 4801 ION EXPIRES JULY ION EXPIRES JULY 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 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 5/4/10,

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

OFFICIAL SEAL STEPHANIE M. LINTNER NOTARY PUBLIC-OREGON COMMISSION NO. 480188 MY COMMISSION EXPIRES JULY 28, 2017 Stephane M Lindaux

Notary Public for the State of Oregon

My commission expires: 44 25 26 1