

Grantor:

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

2016-006777

Klamath County, Oregon

06/28/2016 10:02:29 AM

Fee: \$57.00

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-
NPL1**

After recording return to:

**Malcolm Cisneros, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, CA 92612**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Rushmore Loan Management Services
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618**

THIS INDENTURE, Made this 5/4/2016, 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-NPL1, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1302922CV, Klamath County Sheriff's Office Number J15-0068, 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-NPL1 was plaintiff(s) and KRISTEN A. KELLER, AN INDIVIDUAL; KROSBY S. KELLER, AN INDIVIDUAL; CARTER-JONES COLLECTION SERVICE, INC., AN OREGON CORPORATION; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE



REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 3/25/2015, directing the sale of that real property, pursuant to which, on 8/14/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$112,000.00, 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-NPL1, 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:

A PORTION OF LOTS 25, 26 AND 27, SUMMER HEIGHTS, A PLATTED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IN NORTH 90 FEET AND EAST 5 FEET FROM THE SOUTHWEST CORNER OF LOT 26, SUMMER HEIGHTS; THENCE NORTH ON A LINE WHICH IS PARALLEL TO AND 5.0 FEET EAST FROM THE WEST LINE OF LOT 26 A DISTANCE OF 185.6 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY OF THE U.S.R.S. A-3 LATERAL; THENCE NORTH $76^{\circ} 18'$ EAST A DISTANCE OF 82.7 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF LOT 26 EXTENDED; THENCE SOUTH ALONG SAID EAST LINE EXTENDED TO A POINT WHICH IS 15.0 FEET NORTH OF THE NORTHEAST



CORNER OF LOT 26; THENCE EAST ALONG A LINE PARALLEL TO AND 27.0 FEET NORTH OF THE NORTH LINE OF LOTS 25 AND 24 A DISTANCE OF 160 FEET TO THE WEST LINE OF HILDALE STREET; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 27.0 FEET TO THE NORTHEAST CORNER OF LOT 24; THENCE WEST ALONG THE NORTH LINES OF LOTS 24 AND 25 A DISTANCE OF 99.8 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 25, A DISTANCE OF 44.7 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF LOTS 25 AND 26 A DISTANCE OF 140.2 FEET , MORE OR LESS, TO THE POINT OF BEGINNING.

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.

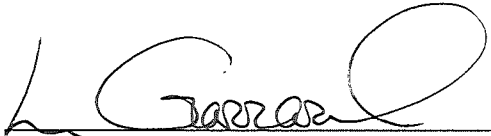
IN WITNESS WHEREOF, the grantor has executed this instrument.

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



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LAWS 2007, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND
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2010.

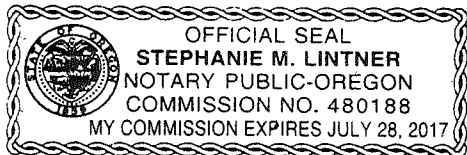
Frank Skrah, Sheriff of Klamath County, Oregon



Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 5/4/10.

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