

RECORDING COVER SHEET
(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

2016-007348

Klamath County, Oregon

07/12/2016 03:13:09 PM

Fee: \$57.00

This space reserved for use by
the County Recording Office

After recording return to:

Robinson Tait, P.S.
Attn: Evan Heaney
710 Second Avenue, Suite 710
Case No. 60111-00102-JUD-2

1. **Title(s) of Transaction(s)** ORS 205.234(a) Sheriff's Deed
2. **Direct Parties/Grantor(s)** ORS 205.125(1)(a) and ORS 205.160

Frank Skrah, Sheriff of Klamath County, State of Oregon

3. **Indirect party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160 N/A

Wells Fargo Bank, N.A.

4. **Trustee Address: (If required):**N/A
5. **True and Actual Consideration** ORS 93.030

\$83,895.67

6. **Send Tax Statements to:**

Wells Fargo Bank, N.A.
1 Home Campus
Des Moines, IA 50328

7. **If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:**
"RERECORDED AT THE REQUEST OF _____
TO CORRECT PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS
FEE _____ NUMBER _____

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	SPACE RESERVED FOR RECORDER'S USE
Grantee: Wells Fargo Bank, NA	
After recording return to: Robinson Tait, P.S. Attn: Christopher Putrzenski 710 Second Avenue, Suite 710 Seattle, WA 98104	
Until requested otherwise send all tax statements to: Wells Fargo Bank NA 1 Home Campus Des Moines, IA 50328	

THIS INDENTURE, Made this 6/21/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Wells Fargo Bank, NA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1500071CV, Klamath County Sheriff's Office Number J15-0082, in which Wells Fargo Bank NA was plaintiff(s) and DEBRA L. LEONE; JAMES LEONE; 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 5/4/2015, directing the sale of that real property, pursuant to which, on 10/23/2015 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$83,895.67, to Wells Fargo Bank, NA, 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 8, BLOCK, 74, BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 1911 OREGON AVENUE, 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.

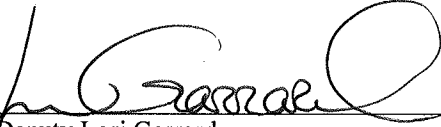
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

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OFFICIAL S  
EBECCA K. C  
TARY PUBLIC  
OMMISSION NO  
MISSION EXPIRES  
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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.



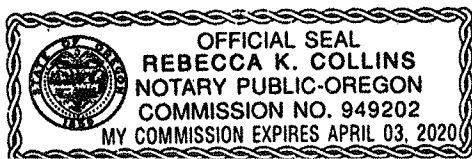
Frank Skrah, Sheriff of Klamath County, Oregon



Deputy Lori Garrard

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 6/21/2016.

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




Notary Public for the State of Oregon
My commission expires: 04/03/2020

