

## SHERIFF'S DEED

2016-008165

Klamath County, Oregon

Grantor:

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



00190332201600081650030037

08/02/2016 10:07:45 AM

Fee: \$52.00

Grantee:

**Charles Masten  
3751 Vale Road  
Klamath Falls, OR 97603  
541-891-3055**

After recording return to:

**Charles Masten  
3751 Vale Road  
Klamath Falls, OR 97603  
541-891-3055**

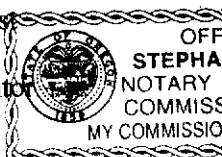
SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

**Charles Masten  
3751 Vale Road  
Klamath Falls, OR 97603  
541-891-3055**

THIS INDENTURE, Made this 8/1/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Charles Masten, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1500800CV, Klamath County Sheriff's Office Number J15-0138, 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 GLENN F. WERTH; KRISTEN M. POAST; CAPITAL ONE BANK, (USA), NA ; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5096 LAURELWOOD DRIVE, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 10/22/2015, directing the sale of that real property, pursuant to which, on 1/27/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$102,001.00, to Charles Masten, 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.



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.

LOT 11, BLOCK 14, TRACT NO. 1064 FIRST ADDITION TO GATEWOOD, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

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;

The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

**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**

ICIAL SEAL  
VIE M. LINTNER  
PUBLIC-OREGON  
ION NO. 480188  
EXPIRES JULY 28, 2

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 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

A handwritten signature in black ink, appearing to read "Lori Garrard", written over a horizontal line.

Deputy Lori Garrard

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 8/1/2016.

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



Stephanie M Lintner  
Notary Public for the State of Oregon

My commission expires: July 28, 2017