

2016-008476

Klamath County, Oregon

08/10/2016 02:18:34 PM

Fee: \$67.00

After recording please return to:

RCO Legal, P.C.

ATTN: Erik Wilson

511 SW 10th Ave., Ste. 400

Portland, OR 97205

Ref: 7023.502923/ Haugen

FORWARD TAX STATEMENTS TO:

Wells Fargo Bank, N.A.

1 Home Campus, MAC-X2302-04D

Des Moines, Iowa 50328

[Space Above This Line For Recording Data]

ASSIGNMENT OF CERTIFICATE OF SALE

Recitals: Wells Fargo Bank, N.A., (herein the "Assignor") is the plaintiff in the judicial foreclosure action entitled Wells Fargo Bank, N.A. v. Unknown Heirs of Wanda M. Haugen; Warren P. Haugen; William C. Haugen; James R. Haugen; United States of America; State of Oregon; Occupants of the Premises; and The Real Property located at 2520 Link Street, Klamath Falls, Oregon 97601, et al., Klamath County Circuit Court Case No. 1500164CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. 2007-017783. The judgment of foreclosure was entered into the court's register on November 24, 2015, and the Writ Abstract was thereafter recorded on March 11, 2016, in Auditor's File No. 2016-002651. The subject real property described as:

LOT 1 BLOCK 11 TRACT 1143, RESUBDIVISION OF A
PORTION OF BLOCKS 11, 12, 13 AND 14, BUENA VISTA
ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

APN: R435522

Commonly known as 2520 Link Street, Klamath Falls, Oregon 97601 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on March 11, 2016. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on March 25, 2016, and the Certificate of Sale was thereafter recorded on July 14, 2016, in Auditor's File No. 2016-007435. A true copy of the recorded Certificate is hereto

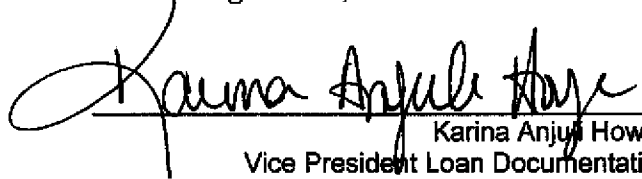
attached as Exhibit A.

For value received in the amount of \$10.00, the *Assignor* does hereby grant, sell, assign, transfer, convey, and deliver unto Federal National Mortgage Association, aka FNMA, (*herein, the "Assignee"*), whose address is 14221 Dallas Parkway, Suite #1000, Dallas, Texas, 75254, the Certificate of Sale and all rights thereunder.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Certificate of Sale.

Dated this 22nd day of July, 2016.

Wells Fargo Bank, N.A.



Karina Anjuli Howze
Vice President Loan Documentation
Wells Fargo Bank NA
07/22/2016

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 22nd day of July, 2016 by Karina Anjuli Howze Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Karina Anjuli Howze [] is personally known to me or [X] produced satisfactory evidence of identification.

Notary Public 
My commission expires 10/16/2017

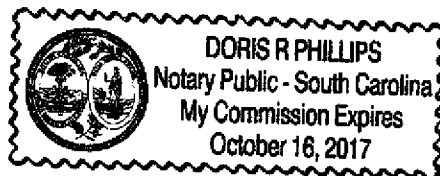


Exhibit A

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR THE COUNTY OF KLAMATH

WELLS FARGO BANK, N.A., ITS SUCCESSORS
IN INTEREST AND/OR ASSIGNS,

Plaintiff(s)

vs.

UNKNOWN HEIRS OF WANDA M. HAUGEN;
WARREN P. HAUGEN; WILLIAM C. HAUGEN;
JAMES R. HAUGEN; UNITED STATES OF
AMERICA; STATE OF OREGON; OCCUPANTS
OF THE PREMISES; AND THE REAL PROPERTY
LOCATED AT 2520 LINK STREET, KLAMATH
FALLS, OREGON 97601,

Defendant(s)

Court No. 1500164CV

Sheriff's No. J15-0152

CERTIFICATE OF SALE UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 12/8/2015, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had, on or after 10/8/2007, in the following described real property in Klamath County; to-wit:

LOT 1 BLOCK 11 TRACT 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13 AND 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 2520 LINK STREET, KLAMATH FALLS, OREGON 97601.

After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to redemption, in the manner described by law to:

WELLS FARGO BANK, N.A.

the highest bidder(s) for the sum of \$129,000.00, on 3/11/2016.

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Exhibit A
Certificate of Sale

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me, or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of redemption (9/7/2016), unless the real property shall be sooner redeemed according to law.

NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this office along with a fee of \$30.00.

Dated: 3/24/2016

Frank Skrah, Sheriff
Klamath County, Oregon

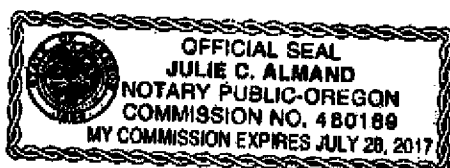
By 
Deputy

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 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.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer, provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on 3/25/16 by
LORI GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah,
Sheriff of Klamath County, Oregon.



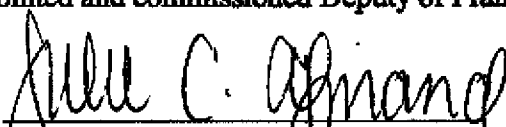

Notary for State of Oregon
My Commission Expires: 7/28/17

Exhibit A
Certificate of Sale

