

SHERIFF'S DEED

2016-009531

Klamath County, Oregon

09/08/2016 09:49:00 AM

Fee: \$72.00

Grantor:

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

Grantee:

**WELLS FARGO BANK, N.A., as Trustee  
for the POOLING AND SERVICING  
AGREEMENT Dated as of October 1, 2004  
Park Place Securities, Inc. Asset-Backed  
Pass-Through Certificates Series 2004-  
MHQ1  
c/o Ocwen Loan Servicing, LLC  
1661 Worthington Rd, Ste 100  
West Palm Beach, FL 33409**

After recording return to:

Robinson Tait, P.S.

Attn: Brian deBourguignon

710 Second Avenue Suite 710

Seattle, WA 98104

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

Ocwen Loan Servicing, LLC

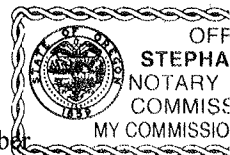
1661 Worthington Rd, Ste 100

West Palm Beach, FL 33409

THIS INDENTURE, Made this 08/31/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1

c/o Ocwen Loan Servicing, LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV19727, Klamath County Sheriff's Office Number J15-0151, in which WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004 MHQ1, was plaintiff(s) and DONNA D. LEWIS; CITIFINANCIAL, INC.; 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



11/23/2015, directing the sale of that real property, pursuant to which, on 03/25/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$53,627.58, to WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of October 1, 2004 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-MHQ1

c/o Ocwen Loan Servicing, LLC, 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 21, BLOCK 301, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 2449 WANTLAND AVE., 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.

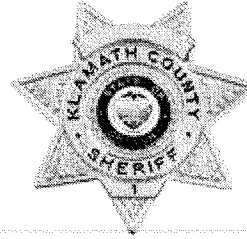
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

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**

CLERK OF COURT  
JUDICIAL SEAL  
E. M. LINTNER  
CLERK-OREGON  
IN NO. 480188  
EXPIRES JULY 28, 2016

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.



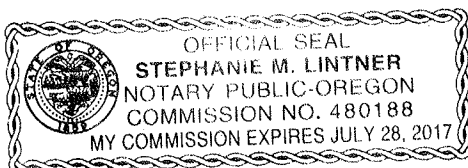
Frank Skrah, Sheriff of Klamath County, Oregon

  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 8-31-16,

by Becky Collins, Deputy for Frank Skrah, as Sheriff of Klamath County.





Notary Public for the State of Oregon

My commission expires: July 28, 2017

