

2016-010688

Klamath County, Oregon

10/07/2016 02:31:00 PM

Fee: \$72.00

After recording please return to:  
RCO Legal, P.C.  
ATTN: Erik Wilson  
511 SW 10th Ave., Ste. 400  
Portland, OR 97205  
Ref: 7023.502267

Tax Statements to Be Sent 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 Woody Bray; Bonnie Bray aka Bonnie Williams; Amanda Lynne Bray; Unknown Heirs of Woody Bray II; Woody A. Bray III; Shanna Harcourt; Lori Ann Bigby; Kathleen M. Awmiller; Patrick William Bray; Mary Gillemot aka Mary Dimon; Debra Michelle Bray; John C. Bray; United States of America; State of Oregon; Occupants of the Premises; and The Real Property located at 8812 Big Pine Way, Klamath Falls, Oregon 97601, et al., Klamath County Circuit Court Case No. 1403458CV. The Deed of Trust subject to the foreclosure is of record in the Klamath County Auditor's File No. 2008-014776. The judgment of foreclosure was entered into the court's register on December 21, 2015, and the Writ Abstract was thereafter recorded on April 5, 2016, in Auditor's File No. 2016-003484. The subject real property described as:

Lot 10 in Block 22, TRACT 1005, FOURTH ADDITION TO  
KLAMATH RIVER ACRES, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

APN: R489395


Commonly known as 8812 Big Pine Way, Klamath Falls, Oregon 97601 ("Property") was sold at auction to the Assignor as the high bidder by the Klamath County Sheriff's Department on May 16, 2016. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on June 15, 2016, and the Certificate of Sale was thereafter recorded on August 24, 2016, in Auditor's File No. 2016-008980. 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 5th day of October, 2016

Wells Fargo Bank, N. A.


  
\_\_\_\_\_  
Maureen Marie Kyzer  
Vice President Loan Documentation  
Wells Fargo Bank, N.A.  
10/05/2016

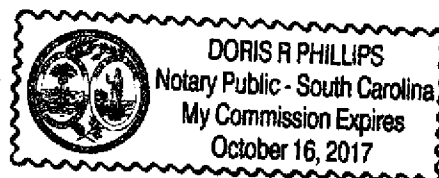
State of South Carolina  
County of York

The foregoing instrument was acknowledged before me this 5th day of October,  
2016 by Maureen Marie Kyzer, Vice President Loan Documentation; on behalf of Wells  
Fargo Bank, N.A., a national banking association. Maureen Marie Kyzer [ ] is personally  
known to me or [X] produced satisfactory evidence of identification.

Notary Public \_\_\_\_\_

My commission expires

  
10/16/2017



# EXHIBIT A

**2016-008980**

**Klamath County, Oregon**

**08/24/2016 09:34:00 AM**

**Fee: \$47.00**

**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.C.  
511 SW 10<sup>TH</sup> AVE., STE. 400  
PORTLAND, OR 97205  
Ref: 7023.502267

**Document Title:**  
SHERIFF'S CERTIFICATE OF SALE

**Grantor of the Certificate:**  
Klamath County Sheriff

**Successful Bidder/Grantee:**  
Wells Fargo Bank, N.A.

**Property Address:**  
8812 Big Pine Way, Klamath Falls, Oregon 97601

**Legal Description as follows:**  
Lot 10 in Block 22, TRACT 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES,  
according to the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

**Assessor's Property Tax Parcel/Account Number:**  
R489395

**Consideration Paid:**  
\$88,000.00

**Tax Statements to Be Sent to:**  
Wells Fargo Bank, N.A.  
MAC #X7801-014  
3476 Stateview Boulevard  
Fort Mill, SC 29715

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 WOODY BRAY; BONNIE  
BRAY AKA BONNIE WILLIAMS; AMANDA  
LYNNE BRAY; UNKNOWN HEIRS OF WOODY  
BRAY II; WOODY A. BRAY III; SHANNA  
HARCOURT; LORI ANN BIGBY; KATHLEEN M.  
AWMILLER; PATRICK WILLIAM BRAY; MARY  
GILLEMOT AKA MARY DIMON; DEBRA  
MICHELLE BRAY; JOHN C. BRAY; UNITED  
STATES OF AMERICA; STATE OF OREGON;  
OCCUPANTS OF THE PREMISES; AND THE  
REAL PROPERTY LOCATED AT 8812 BIG PINE  
WAY, KLAMATH FALLS, OREGON 97601,

Defendant(s)

Court No. 1403458CV  
Sheriff's No. J16-0027

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 2/23/2016, 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 10/27/2008, in the following described real property in Klamath County; to-wit:

LOT 10 IN BLOCK 22, TRACT 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

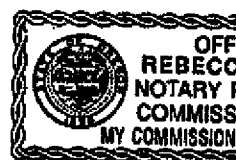
COMMONLY KNOWN AS 8812 BIG PINE WAY, KLAMATH FALLS, OREGON 97601.

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 \$88,000.00, on 5/16/2016.

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///  
///  
///



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 (11/14/2016), 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: 6/15/2016

Frank Skrah, Sheriff  
Klamath County, Oregon

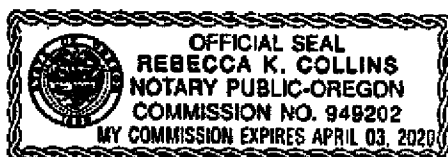
By   
Deputy

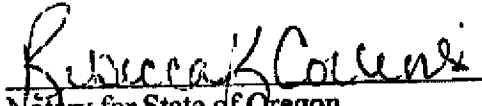
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 6/15/16 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: 04/03/2020

