

2016-010800

Klamath County, Oregon

10/12/2016 10:12:00 AM

Fee: \$92.00

After recording please return to:
RCO Legal, P.C.
ATTN: Randall Szabo
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Ref: 7023.58891

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 Margaret R. Wenneis; Anne W. McMaster, as Affiant of the Estate of Margaret R. Wenneis; Anne W. McMaster, Individually; Loren E. McMaster; State of Oregon; Occupants of the Premises; and The Real Property Located at 3831 Scott Valley Drive, Klamath Falls, Oregon 97601, Klamath County Circuit Court Case No. 1402848CV. The Deed of Trust subject to the foreclosure is recorded in Klamath County as Vol. M98, Page 20285. The judgment of foreclosure was entered into the court's register on August 25, 2015, and the Writ of Execution in Foreclosure was thereafter recorded on March 3, 2016, as 2016-002361. The subject real property described as:

LOT 3, TRACT 1295, FIRST ADDITION TO NORTH RIDGE
ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

APN: R875657

Commonly known as 3831 Scott Valley Drive, 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 08, 2016. The Klamath County Sheriff thereafter issued its Certificate of Sale to Assignor on March 22, 2016, and the Certificate of Sale was thereafter recorded on July 14, 2016, in Auditor's File No. 2016-007438. A 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 (herein the "Assignee"), whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the Certificate of Sale, 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 4th day of October, 2016.

Wells Fargo Bank, N.A.



Jeremiah Herberg - Vice President Loan Documentation
Wells Fargo Bank, N.A.
10/04/16

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 4th day of October in the year 2016 by Jeremiah Herberg, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Jeremiah Herberg [] is personally known to me or [x] produced satisfactory evidence of identification.



Notary Public
My commission expires 01/20/2026

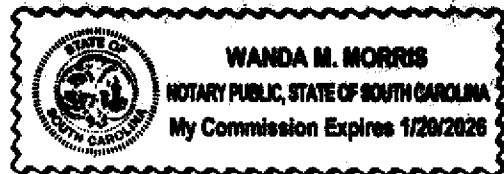


Exhibit A

2016-007438

Klamath County, Oregon

07/14/2016 10:26:55 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

RCO LEGAL, P.C.
511 SW 10TH AVE., STE. 400
PORTLAND, OR 97205
Ref: 7023.58891

Document Title:
SHERIFF'S CERTIFICATE OF SALE

Grantor of the Certificate:
Klamath County Sheriff

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

Property Address:
3831 Scott Valley Drive, Klamath Falls, Oregon 97601

Legal Description as follows:
LOT 3, TRACT 1295, FIRST ADDITION TO NORTH RIDGE ESTATES, 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:
R875657

Consideration Paid:
\$198,884.03

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 MARGARET R.
WENNEIS; ANNE W. MCMASTER, AS AFFIANT
OF THE ESTATE OF MARGARET R. WENNEIS;
ANNE W. MCMASTER, INDIVIDUALLY;
LOREN E. MCMASTER; STATE OF OREGON;
OCCUPANTS OF THE PREMISES; AND THE
REAL PROEPRTY LOCATED AT 3831 SCOTT
VALLEY DRIVE, KLAMATH FALLS, OREGON
97601.

Defendant(s)

Court No. 1402848CV
Sheriff's No. J15-0149

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 9/3/2015, 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 6/3/1998, in the following described real property in Klamath County; to -wit:

LOT 3, TRACT 1295, FIRST ADDITION TO NORTH RIDGE ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 3831 SCOTT VALLEY DRIVE, 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 \$198,884.03, on 3/8/2016.

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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 (9/6/2016), 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: 3/22/2016

Frank Skrah, Sheriff
Klamath County, Oregon

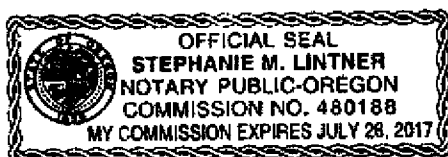
By Lori Gorrara
Deputy

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 3/22/2016 by Lori Gorrara, as a duly appointed and commissioned Deputy of Frank Skrah, Sheriff of Klamath County, Oregon.



Stephanie M Lintner
Notary for State of Oregon
My Commission Expires: July 28, 2017