

## SHERIFF'S DEED

2016-013572

Klamath County, Oregon

12/20/2016 03:50:02 PM

Fee: \$52.00

Grantor:

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

Grantee:

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

After recording return to:

RCO Legal, P.C.

Attn: Randall Szabo

511 SW 10<sup>th</sup> Ave., Ste. 400

Portland, OR 97205

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

Wells Fargo Bank, N.A.

Attention: Bankruptcy Department MAC

#D3347-014

THIS INDENTURE, Made this 12/07/2016, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1402848CV, Klamath County Sheriff's Office Number J15-0149, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and 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 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 09/03/2015, directing the sale of that real property, pursuant to which, on 03/08/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$198,884.03, to Wells Fargo Bank, N.A., 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 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

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 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**



OFFICIAL SEAL  
ANIE M. LINTN  
PUBLIC-OREG  
SION NO. 480  
ON EXPIRES JULY

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.

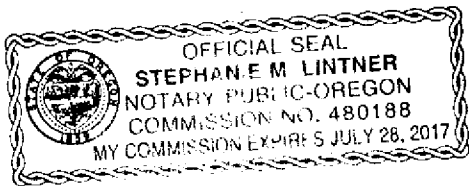
Frank Skrah, Sheriff of Klamath County, Oregon

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 12/7/16.

by Becky Collins, 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

