

SHERIFF'S DEED

2017-002194
Klamath County, Oregon
03/01/2017 03:30:01 PM
Fee: \$57.00

Grantor:

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

Grantee:

Wells Fargo Bank, NA

After recording return to:
RCO Legal, P.C.
Attn: Eric Wilson
511 SW 10th 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
3476 Stateview Blvd.
Fort Mill, SUMMONS & COMPLAINT
29715

THIS INDENTURE, Made this 02/16/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Wells Fargo Bank, NA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1300849CV, Klamath County Sheriff's Office Number J16-0040, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and FREDRIC L. FREDELL; UNITED STATES OF AMERICA; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 03/09/2016, directing the sale of that real property, pursuant to which, on 6/13/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$145,000.00, to Well 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 5 IN BLOCK 7 OF WOODLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN THE FOLLOWING DESCRIBED LAND, TWO PARCELS SITUATE IN LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 34 SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89° 42' 15" EAST 400 FEET; THENCE SOUTH 62.42 FEET; THENCE SOUTH 46° 57' 20" WEST 408.82 FEET TO THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE FOLLOWING SAID RIVER BANK NORTH 37° 53' 20" WEST 136.90 FEET; THENCE NORTH 16° 33' WEST 60.98 FEET TO THE WEST LINE OF SECTION 15; THENCE NORTHERLY ON SAID SECTION LINE 172.92 FEET TO THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE NORTH 89° 42' 15" EAST 400.0 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 62.42 FEET; THENCE SOUTH 50° 43' 50" EAST 453.16 FEET; THENCE SOUTH 76° 17' 30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35° 56' 30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE SOUTH 45° 32' 20" EAST 84.00 FEET; THENCE NORTH 44° 52' 10" EAST 411.58 FEET; THENCE NORTH 34° 25' 40" WEST 156.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.



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



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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.

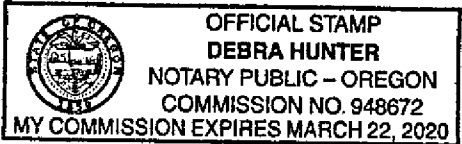
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 2/16/17.

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



Debra Hunter
Notary Public for the State of Oregon
My commission expires: 3-22-20

