

2017-010647

Klamath County, Oregon

09/20/2017 09:24:00 AM

Fee: \$52.00

RECORDING COVER SHEET

(Please Print or Type)

This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Aldridge Pite, LLP
4375 Jutland Drive, Ste. 200
San Diego, CA 92117

NAME OF THE TRANSACTION(S): Sheriffs Certificate of Sale

DIRECT PART/GRANTOR(S) ORS 205.125(1)(b) and 205.160

Grantor:

Klamath County Sheriffs Office
221 S. Oregon St.
Condon, OR 97823

INDIRECT PARTY/GRANTEE(S) ORS.125(1) and 205.160

Grantee:

WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as Trustee for BCAT 2014-4TT
C/O Shellpoint Mortgage Servicing
15 S. Main St., Ste. 600
Greenville, SC 29601

TRUE AND ACTUAL CONSIDERATION ORS 93.030: The consideration for this Conveyance, stated in terms of dollars, is \$125,000.00

SEND TAX STATEMENTS TO:

Shellpoint Mortgage Servicing
15 S. Main St., Ste. 600
Greenville, SC 29601

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
THE COUNTY OF KLAMATH

COPY

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING
BUSINESS AS CHRISTIANA TRUST, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR
BCAT 2014-4TT

Court Number 16CV35793

Sheriff Number F17-0106

VS. Plaintiff(s)

CERTIFICATE OF SALE
UPON EXECUTION

TERESA A. SHULTS; MICHAEL D. SHULTS; SOUTHERN
OREGON CREDIT SERVICE, INC.; CARTER JONES
COLLECTION SERVICE, INC.; AND ALL OTHER
PERSONS OR PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS 2036 MADISON
STREET, KLAMATH FALLS, OREGON 97603

Defendant(s)

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 05/12/2017
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 , in the following described real property in Klamath
County; to-wit:

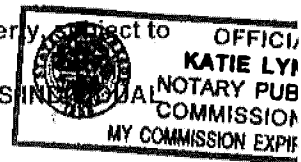
THE EAST 110 FEET OF TRACT NO. 83, PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

COMMONLY KNOWN AS: 2036 MADISON STREET, KLAMATH FALLS, OREGON 97603

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:

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT

The highest bidder(s) for the sum of \$125,000.00 on 08/09/2017



IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
THE COUNTY OF KLAMATH

COPY

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 02/05/2018 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: 9/7/2017

Chris Kaber, Sheriff
Klamath County Oregon

By Becky Collins
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 THE 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 ON ORS 92.010 OR 250.010, 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 OREGON 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 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 9/7/2017 by
Becky Collins, as a duly appointed and commissioned Deputy of Chris Kaber,
Sheriff of Klamath County, Oregon.



Katie Lynne Brown
Notary for State of Oregon
My Commission Expires: 6-29-2020

