

**SHERIFF'S DEED**

**2018-000503**

**Klamath County, Oregon**

**01/12/2018 03:14:01 PM**

**Fee: \$52.00**

Grantor:

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

Grantee:

**WELLS FARGO BANK, N.A.**

After recording return to:

Aldridge Pite, LLP

4375 Jutland Drive suite 200

San Diego, CA 92117

Attn: Clarissa Melgosa

Until requested otherwise send all tax  
statements to:

Champion Mortgage Company

4000 Horizon Way

Irving, TX 75063

SPACE RESERVED  
FOR  
RECORDER'S USE

THIS INDENTURE, Made this 12/11/2017, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WELLS FARGO BANK, N.A., hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 15CV28238, Klamath County Sheriff's Office Number J16-0084, in which WELLS FARGO BANK, N.A. was plaintiff(s) and RANDY BRYAN, CLAIMING SUCCESSOR AND HEIR OF LOLA FRANCIS BRYAN; JUDY YOUNG; PATTI MCCAMMON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3912 ARROYO CT., KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 07/07/2016, directing the sale of that real property, pursuant to which, on 06/31/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$148,000.00, 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 4, BLOCK 2, SUNSET VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. LESS A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4; THENCE NORTH 28 ° 00' 36" EAST ALONG THE EASTERLY LINE OF SAID LOT 4; SAID CORNER BEING ON THE ARC OF A 50 FOOT RADIUS CURVE MARKING THE RIGHT OF WAY LINE OF ARROYO COURT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 2.51 FEET (LONG CHORD IS 2.50 FEET); THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING

The property is commonly known as: 3912 ARROYO CT, KLAMATH FALLS, OR 97603

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**



OFFICIAL S  
KATIE LYNNE  
NOTARY PUBLIC  
COMMISSION NO  
MY COMMISSION EXPIRES J

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

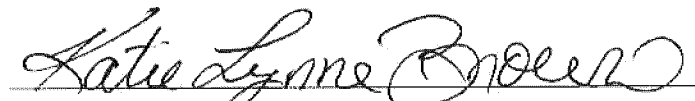
  
Deputy Becky Collins

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 1/2/2018.

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



  
Notary Public for the State of Oregon  
My commission expires: 6-29-2020

