

**SHERIFF'S DEED**

**2018-001670**

**Klamath County, Oregon**

**02/12/2018 02:07:01 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:**

**Shapiro & Sutherland  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683**

**SPACE RESERVED  
FOR  
RECORDER'S USE**

**Until requested otherwise send all tax  
statements to:**

**Wells Fargo Bank, N.A.  
3476 Stateview Blvd  
MAC#X7801-013 (FC)  
Fort Mill, South Carolina 29715**

THIS INDENTURE, Made this 1/29/2018, 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 15CV28798, Klamath County Sheriff's Office Number J16-0112, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and SHAYLEEN T IDROGO; LUIS IDROGO; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 10/06/2016, directing the sale of that real property, pursuant to which, on 04/14/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$300,127.40, 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:

THAT PORTION OF THE N 1/2 OF THE S 1/2 OF SECTION 4, TOWNSHIP 34, SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE CENTER THREAD OF SPRING CREEK, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 4, 1555 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 (IDLEREST) WHICH POINT IS THE SOUTHWEST CORNER THEREOF; THENCE NORTH 719.8 FEET, MORE OR LESS, PARALLEL WITH THE WEST LINE OF SAID SECTION 4, WHICH POINT IS THE NORTHWEST CORNER THEREOF; THENCE EAST 375 FEET PARALLEL TO THE NORTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 4, WHICH POINT IS THE NORTHEAST CORNER THEREOF; THENCE SOUTH 719.8 FEET, MORE OR LESS, PARALLEL TO THE WEST LINE OF SAID SECTION 4 WHICH POINT IS THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 4, 375 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 46728 GLENDALE STREET, CHILOQUIN, OREGON 97624

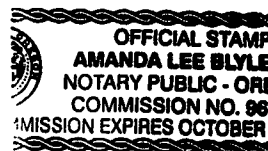
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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.

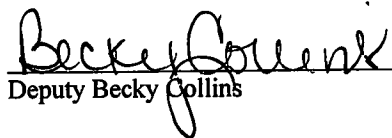
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 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 1/29/2018.

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



Notary Public for the State of Oregon

My commission expires: 10/15/2021

