

**RECORDING COVER SHEET PER ORS 205.234**  
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2018-002040**

**Klamath County, Oregon**

02/21/2018 01:31:01 PM

Fee: \$57.00

**AFTER RECORDING RETURN TO:**

McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204

**M&H File No.: OR-17-799053-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**  
SHERIFF'S DEED

**2. Direct Party/Grantor(s) and Address:(ORS 205.160)**

Klamath County Sheriff's Office  
3300 Vandenberg Rd  
Klamath Falls, OR 97603

**3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)**

WELLS FARGO BANK, N.A.

C/O WELLS FARGO BANK N.A.

1 Home Campus X2504-017

Des Moines, IA 50328

**4. Trustor(s)/Defendant(s) and Address:**

Jerry Walls  
4445 Barry Ave  
Klamath Falls, OR 97603

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ \$72,750.00

**6. SEND TAX STATEMENTS TO:**

WELLS FARGO BANK, N.A.

C/O WELLS FARGO BANK N.A.

1 Home Campus X2504-017 Customer Service

Des Moines, IA 50328

**7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

Being Re-Recorded to correct \_\_\_\_\_

Previously recorded as Document No. \_\_\_\_\_

**SHERIFF'S DEED**

Grantor:

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

Grantee:

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

After recording return to:

McCathy & Holthus, LLP  
920 SW 3rd Avenue, 1st Floor  
Portland, OR 97204

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

Wells Fargo Bank, N.A.  
1 Home Campus X2504-017, Customer  
Service  
Des Moines, IA 50328

THIS INDENTURE, Made this 01/29/2018, 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 1501373CV, Klamath County Sheriff's Office Number F17-0073, in which WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS was plaintiff(s) and UNKNOWN HEIRS OF JERRY L. WALLS AKA JERRY LEWIS WALLS; JERRI L. VAUGHN AKA LEAH J. WALLS AKA JERRI LEAH WALLS; OREGON FIRST COMMUNITY CREDIT UNION, SUCCESSOR BY MERGER TO SOFCU COMMUNITY CREDIT UNION; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 01/17/2017, directing the sale of that real property, pursuant to which, on 06/05/2017 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$72,750.00, to WELLS FARGO BANK, N.A., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, 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:

THE SOUTHWESTERLY 35 FEET OF LOT 7 AND THE NORTHEASTERLY 30 FEET OF LOT 8 IN BLOCK 4, FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The property is commonly known as: 4445 BARRY AVENUE, KLAMATH FALLS, OREGON 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.

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**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  
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

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 11/29/2018.

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



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

