

SHERIFF'S DEED

Grantor:

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

2018-002313

Klamath County, Oregon

03/01/2018 11:07:01 AM

Fee: \$52.00

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 LLC

P.O. Box 612877

Dallas, TX 75261

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 02/20/2018, 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 16CV00853, Klamath County Sheriff's Office Number J16-0082, in which WELLS FARGO BANK, N.A. was plaintiff(s) and THE ESTATE OF VIRGINIA OPAL HARRIS; THE UNKNOWN HEIRS AND ASSIGNS OF VIRGINIA OPAL HARRIS; THE UNKNOWN DEVISEES OF VIRGINIA OPAL HARRIS; ALLEN FRANK HARRIS; EDWARD LOUIS HARRIS; GORGE LELAND HARRIS; YVONNE EVELYN LASHER AKA YVONNE EVELYN HEINZE; ANDREW SCOTT; THE 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 10210 GALE RD., BONANZA, OR 97623 was defendant(s), in which a Writ of Execution, which was issued on 08/30/2016, directing the sale of that real property, pursuant to which, on 07/07/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$190,000.00, 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:

A PIECE OR PARCEL OF LAND SITUATED IN THE SE1/4 NE1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 NE1/4 OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE WEST ALONG THE NORTH LINE OF SAID SE1/4 NE1/4 A DISTANCE OF 510 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SE1/4 NE1/4 A DISTANCE OF 425 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SE1/4 NE1/4 A DISTANCE OF 275 FEET TO A POINT IN THE CENTERLINE OF GALE ROAD WHICH IS ALSO THE EAST LINE OF SAID SE1/4 NE1/4; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 635 FEET, MORE OR LESS TO THE POINT OF BEGINNING. SAVING AND EXCEPTING ANY PORTION LYING WITHIN THE RIGHT OF WAY OF GALE ROAD.

The property is commonly known as: 10210 GALE RD, BONANZA, OR 97623

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

OFFICE
KATIE L
NOTARY P
COMMISSION
MY COMMISSION E

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

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 2/20/2018

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

