

SHERIFF'S DEED

Grantor:

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

2018-012796

Klamath County, Oregon



00230656201800127960030033

Grantee:

UGF4INV LLC, an Oregon Limited
liability company

10/19/2018 09:42:45 AM

Fee: \$92.00

After recording return to:

UGF4INV LLC, an Oregon Limited liability
company
P.O. Box 970
Medford, OR 97501

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

UGF4INV LLC, an Oregon Limited liability
company
P.O. Box 970
Medford, OR 97501

THIS INDENTURE, Made this 10/09/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and UGF4INV LLC, an Oregon Limited liability company, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1301001CV, Klamath County Sheriff's Office Number J14-0121, in which WELLS FARGO BANK, NA, ALSO KNOWN AS WACHOVIA MORTGAGE CORPORATION AND WACHOVIA MORTGAGE FSB, A DIVISION OF WELLS FARGO BANK, NA, FORMERLY KNOWN AS WACHOVIA MORTGAGE, FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB; was plaintiff(s) and DEAN WALCHAK; TAMARA WALCHAK; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; PORTFOLIO RECOVERY ASSOCIATES; MIDLAND FUNDING LLC; AND DOES 1-2, BEING ALL OCCUPANTS OR OTHER PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN AND LOCATED AT 3710 SCHOOLER CT., KLAMATH FALLS, OR 97603; was defendant(s), in which a Writ of Execution (Specific Real Property), which was issued on 06/06/2014, directing the sale of that real property, pursuant to which, on 08/18/2014 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$162,927.00, to John Batzer, 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 IN BLOCK 1 OF TRACT 1135, 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: 3710 SCHOOLER 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 \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

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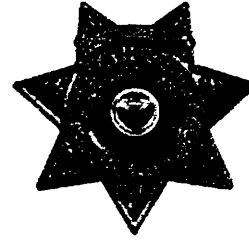
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 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

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

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 10/09/2018

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

