

SHERIFF'S DEED

2019-004351

Klamath County, Oregon

04/24/2019 10:42:01 AM

Fee: \$92.00

Grantor:

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

Grantee:

WELLS FARGO BANK, NA

After recording return to:

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

Until requested otherwise send all tax
statements to:

WELLS FARGO BANK, NA
1 Home Campus
Des Moines, Iowa 50328

THIS INDENTURE, Made this 12/12/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WELLS FARGO BANK, NA, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV37300, Klamath County Sheriff's Office Number F18-0223, in which WELLS FARGO BANK, NA was plaintiff(s) and DENNIS ROTHERHAM; SHEILA J. ROTHERHAM; UNKNOWN BENEFICIARY AKA MAC DODDS; CREDIT BUREAU OF KLAMATH COUNTY; PARTIES IN POSSESSION was defendant(s), in which a Writ of Execution, which was issued on 03/07/218, directing the sale of that real property, pursuant to which, on 05/30/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$151,360.00, to WELLS FARGO BANK, NA, 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 2 BLOCK 3, TRACT 1096 AMERICANA, 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: 5556 STATE STREET, 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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**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**



OFFICIAL STAMP
AMANDA LEE BLYLEV
NOTARY PUBLIC - OREGON
COMMISSION NO. 9676
COMMISSION EXPIRES OCTOBER 15, 2015

SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS
2010.

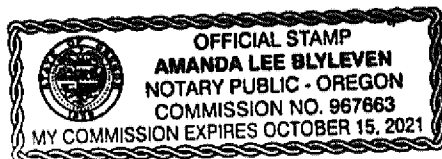
Chris Kaber, Sheriff of Klamath County, Oregon

Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 4/11/2019.

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



[Signature]

Notary Public for the State of Oregon

My commission expires: 10/15/2021

