

SHERIFF'S DEED

Grantor:

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

2023-009584

Klamath County, Oregon



00321780202300095840030037

11/06/2023 02:38:04 PM

Fee: \$92.00

Grantee:

**JOHNATHAN CHUN-HUNG WU
AMBER NICOLE WU
4423 Meadows Drive
Klamath Falls, OR 97603**

After recording return to:

**JOHNATHAN CHUN-HUNG WU
AMBER NICOLE WU
4423 Meadows Drive
Klamath Falls, OR 97603**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**JOHNATHAN CHUN-HUNG WU
AMBER NICOLE WU
4423 Meadows Drive
Klamath Falls, OR 97603**

THIS INDENTURE, Made this 25th day of October, 2023, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Johnathan Chun-Hung Wu and Amber Nicole Wu, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 22CV21862, Klamath County Sheriff's Office Number S23-0323, in FIRST GUARANTY MORTGAGE CORPORATION, was plaintiff(s) and STEPHEN L WILCOX aka STEPHEN LUCAS WILCOX aka STEPHEN WILCOX; MINDY E WILCOX aka MINDY EILEEN WILCOX aka MINDY WILCOX aka MINDY EILEEN CALDWELL; CARTER JONES COLLECTION SERVICE, INC.; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; CSO FINANCIAL INC; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 02/13/2023, directing the sale of that real property, pursuant to which, on 04/19/2023 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$172,500.00, to Johnathan Chun-Hung Wu and Amber Nicole Wu 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.

Returned at Counter

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 in Foreclosure, 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:

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 11 IN BLOCK 13, TRACT NO. 1071, FIRST ADDITION TO THE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

The property is commonly known as: **4423 MEADOWS DR., KLAMATH FALLS, OR 97603**

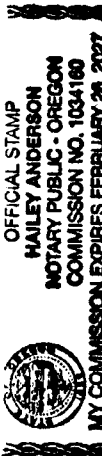
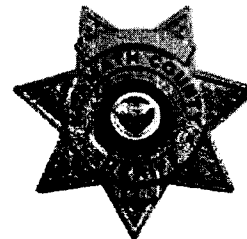
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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 \$56.00.

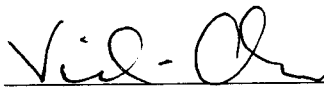
IN WITNESS WHEREOF, the grantor has executed this instrument.

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

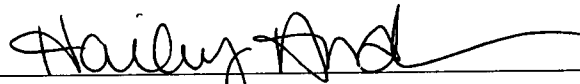


Deputy Vickie Chew

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/25/23.

by Vickie Chew, Deputy for Chris Kaber, as Sheriff of Klamath County.



Notary Public for the State of Oregon

My commission expires: 2/26/27

