

2014-013019

Klamath County, Oregon

12/18/2014 08:42:08 AM

Fee: \$57.00

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

Shapiro & Sutherland, LLC

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

S&S File No. 12-110403

Recording requested by:

LPS-Default Title

3220 El Camino Real

Irvine, CA 92602

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**



Assignment of Sheriff's Certificate of Judicial Sale

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

PHH Mortgage Corporation fka Cendant Mortgage Corporation

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

PHH Mortgage Corporation

**4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:**

ORS 93.030(5) – Amount in dollars or other

\$71,294.18 Other

**6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary**  
ORS 205.125(1)(e) | **obligation imposed by the order**  
CHECK ONE: FULL | **or warrant. ORS 205.125(1)(c)**  
(If applicable) PARTIAL |

| \$

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_ TO CORRECT \_\_\_\_\_ PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."**

## ASSIGNMENT OF SHERIFF'S CERTIFICATE OF JUDICIAL SALE

Wherefore, at public auction, and by virtue of writ of execution issued out of the Circuit Court for the County of Klamath the Klamath Sheriff's Office, sold property legally described as follows:

Lot 6, Block 4, Tract 1046, Round Lake Estates, According to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And more commonly referred to as: 14010 Meadowbrook, Klamath Falls, OR 97601

For the sum of \$71,294.18 to: PHH Mortgage Corporation fka Cendant Mortgage Corporation, Assignor, the successful bidder, and current holder of Sheriff's certificate DOES HEREBY GRANT, CONVEY, ASSIGN AND TRANSFER to PHH Mortgage Corporation, Assignee, whose address is c/o PHH Mortgage Corporation, 2001 Bishops Gate Blvd., Attn: Mail Stop SV-01, Mount Laurel, New Jersey 08054, its successors and assigns, all right, title and interest under Sheriff's Certificate of Sale (a copy of which is attached hereto as "Exhibit A"), dated June 5, 2014, Klamath County, State of Oregon.

Dated this 12 Day of December, 2014

PHH Mortgage Corporation fka Cendant Mortgage Corporation.

By

Jane M. Spare  
Authorized Officer of Assignor

Jane M. Spare

Assistant Vice President

(Print Name / Title)

STATE OF New Jersey)

County of Burlington)  
ss.

On this 12 day of December, 2014, before me, the undersigned a Notary Public in and for the State of New Jersey, duly commissioned and sworn, personally appeared Jane M. Spare to me known to be the Assistant Vice President of PHH Mortgage, its successors and assigns, the corporation that executed the foregoing instrument, and acknowledge the said therein instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein, mentioned, and on oath stated that (s)he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

Alice P. Harden  
Notary Public in and for the State of

My commission expires: 4/17/2018

New Jersey

ALICE P. HARDEN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 4/17/2018

IN THE CIRCUIT COURT FOR THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH

PHH MORTGAGE CORPORATION FKA  
CENDANT MORTGAGE CORPORATION

Plaintiff(s)

vs.

ARTHUR L. SIZEMORE; GLENDA J.  
SIZEMORE; PREMIER FINANCE; AND  
OCCUPANTS OF THE PREMISES

Defendant(s)

Court No. 1203563CV

Sheriff's No. J14-0044

CERTIFICATE OF SALE  
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 3/5/2014, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had, on or after 4/6/1999, in the following described real property in Klamath County; to -wit:

LOT 6, BLOCK 4, TRACT 1046, ROUND LAKE ESTATES, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

AND COMMONLY KNOWN AS 14010 MEADOWBROOK, KLAMATH FALLS, OREGON 97601

After giving notice of sale as required by law, I sold at public auction the above described Real  
Property, subject to redemption, in the manner described by law to:

PHH MORTGAGE CORPORATION FKA CENDANT MORTGAGE CORPORATION

the highest bidder(s) for the sum of \$71,294.18, on 6/2/2014.

\\

\\

\\

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me, or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of redemption (12/1/2014), unless the real property shall be sooner redeemed according to law.

NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this office along with a fee of \$30.00.

Dated: 6/5/2014

Frank Skrah, Sheriff  
Klamath County, Oregon

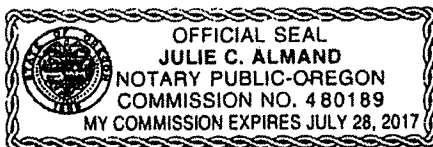
By   
Deputy

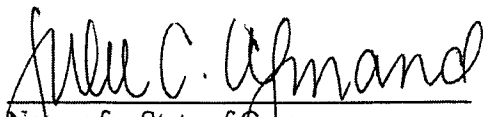
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer, provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until there is a another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on 6/5/2014 by  
LORI GARRARD, as a duly appointed and commissioned Deputy of Frank Skrah,  
Sheriff of Klamath County, Oregon.



  
Notary for State of Oregon  
My Commission Expires: 7/28/2017

