

**2017-011028**

**Klamath County, Oregon**

**09/28/2017 02:38:00 PM**

**Fee: \$52.00**

**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

7632 SW Durham Road

Suite 350

Tigard, Oregon 97224

S&S File No. 15-115856

Recording requested by:

LPS-Default Title

3220 El Camino Real

Irvine, CA 92602

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



Other: Sheriffs Certificate of Sale

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

Chris Kaber, Sheriff of Klamath County

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

PHH Mortgage Corporation

1 Mortgage Way

Mount Laurel, New Jersey 08054

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

ORS 93.030(5) – Amount in dollars or other

PHH Mortgage Corporation

|

1 Mortgage Way

|

\$53,627.00 Other

Mount Laurel, New Jersey 08054

**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: n/a**

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

**PHH MORTGAGE CORPORATION**

**Court Number 1501433CV**

**Sheriff Number J16-0093**

**Plaintiff(s)**

**VS.**

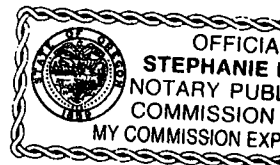
**CERTIFICATE OF SALE  
UPON EXECUTION**

**MAUREEN E. MACALLISTER POSTLES; PARTIES IN  
POSSESSION**

**Defendant(s)**

**THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 07/29/2016 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 01/07/2716 , in the following described real property in Klamath County; to-wit:**

**LOT 15 IN BLOCK 26 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**



**COMMONLY KNOWN AS: 31133 SILVER SQUIRREL LANE, BONANZA, OR 97623**

**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**

**The highest bidder(s) for the sum of \$53,627.00 on 03/29/2017**

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

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 9/25/2017 unless the real property shall be sooner redeemed according to law.  
12:00:00 AM

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: 4/19/2017

Chris Kaber, Sheriff

Klamath County Oregon

By Becky Collins  
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 THE 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 ON ORS 92.010 OR 250.010, 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 OREGON 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 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 another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

SEAL  
I. LINTNER  
IC-OREGON  
NO. 480188  
RES JULY 28, 2017

STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on 4/19/2017 by  
Becky Collins, as a duly appointed and commissioned Deputy of Chris Kaber,  
Sheriff of Klamath County, Oregon.



Stephanie M Lintner  
Notary for State of Oregon  
My Commission Expires: July 28, 2017