

2019-002775

Klamath County, Oregon

03/25/2019 11:28:00 AM

Fee: \$92.00

RECORDING COVER SHEET

(Please Print or Type)

This cover sheet has been prepared by the person presenting the attached 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:

Aldridge Pite, LLP
111 SW Columbia St. Ste. 950
Portland, OR 97201

NAME OF THE TRANSACTION(S): Certificate of Sale

DIRECT PART/GRANTOR(S) ORS 205.125(1)(b) and 205.160

Grantor

Klamath County Sheriff's Office

INDIRECT PARTY/GRANTEE(S) ORS.125(1) and 205.160

Grantee:

Champion Mortgage Company
C/O Aldridge Pite, LLP
111 SW Columbia St. Ste. 950
Portland, OR 97201

TRUE AND ACTUAL CONSIDERATION ORS 93.030: The consideration for this conveyance in the amount of \$55,000.00.

SEND TAX STATEMENTS TO:

Champion Mortgage Company
8950 Cypress Waters Boulevard
Coppell, TX 75019

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

**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY**

Court Number 17CV26876

Sheriff Number F18-0233

VS. Plaintiff(s)

**CERTIFICATE OF SALE
UPON EXECUTION**

**LINDA NELSON, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF REX MONTGOMERY, SR; REX
MONTGOMERY JR; CARL MONTGOMERY; JULIE MOSER;
TIMOTHY MONTGOMERY; PAMELA CHINANDER;
KIMBERLY MOSER; MEGAN MOSER; BRAYANNA
MONTGOMERY; SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; AND ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE,
LIEN, OR INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 2847 LAVERNE AVENUE,
KLAMATH FALLS, OR 97603**

Defendant(s)

**THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 05/14/2018
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 , in the following described real property in Klamath
County; to-wit:**

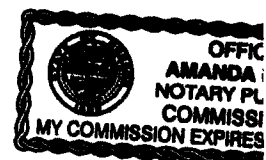
**THAT PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF LAVERNE STREET, SAID POINT BEING 860.0 FEET DISTANT EAST
ALONG THE NORTH LINE OF LAVERNE STREET FROM THE EAST LINE OF WASHBURN WAY, THENCE NORTH
PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE EAST PARALLEL TO LAVERNE STREET 100.0 FEET, THENCE
SOUTH PARALLEL TO WASHBURN WAY 227.0 FEET, THENCE WEST ALONG THE NORTH LINE OF LAVERNE
STREET 100.0 FEET TO THE POINT OF BEGINNING**

COMMONLY KNOWN AS: 2847 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

**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:**

The highest bidder(s) for the sum of \$55,000.00 on 07/25/2018



**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 02/26/2019 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 \$50.00.

Dated: 8/29/2018

Chris Kaber, Sheriff
Klamath County Oregon

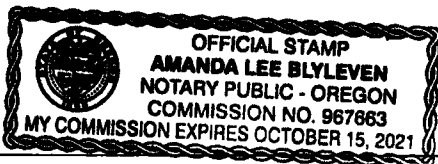
By Becky Collins
Deputy

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.

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on 8/29/2018 by Becky Collins, as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.



[Signature]
Notary for State of Oregon
My Commission Expires: 10/15/2021

