

2019-004442

Klamath County, Oregon

04/26/2019 11:48:01 AM

Fee: \$92.00

**RECORDING COVER SHEET** (Please print or type)

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, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by  
Recording Office*

**After recording return to:** ORS 205.234(1)(c)

Zieve, Brodnax & Steele, LLP

30 Corporate Park, Suite 450

Irvine, CA 92606

170141950

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Certificate of Sale

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Chris Kaber, Klamath County Sheriff

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit

Opportunities Trust V

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$

Other:

**5. Send tax statements to:**

ORS 205.234(1)(e)

American Mortgage Investment Partners

P.O. Box 2741

Seal Beach, CA 90740

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:**

**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number \_\_\_\_\_."

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

**BAYVIEW LOAN SERVICING, LLC**

**WILMINGTON SAVINGS FUND SOCIETY, FSV, D/B/A  
CHRISTIANA TRUST AS OWNER TRUSTEE OF THE  
RESIDENTIAL CREDIT OPPORTUNITY TRUST V,**

**ASSIGNEE                      VS.                      Plaintiff(s)**

**THE ESTATE OF JANICE SUE MOORE, A DECEASED  
INDIVIDUAL; RODNEY CLARK, AS POTENTIAL HEIR OF  
THE ESTATE OF JANICE SUE MOORE; RHONDA CLARK,  
AS POTENTIAL HEIR OF THE ESTATE OF JANICE SUE  
MOORE; ALL UNKNOWN HEIRS AND DEVISEES OF THE  
ESTATE OF JANICE SUE MOORE; AND ALL OTHER  
UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN  
OR INTEREST IN THE REAL PROPERTY COMMONLY  
KNOWN AS 2609 RECLAMATION AVENUE, KLAMATH  
FALLS, OR 97601**

**Defendant(s)**

**Court Number      18CV04638**

**Sheriff Number      F19-0270**

**CERTIFICATE OF SALE  
UPON EXECUTION**

**THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated 12/04/2018  
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:**

**LOT 7 IN OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KALMATH COUNTY, OREGON**

**COMMONLY KNOWN AS: 2609 RECLAMATION AVENUE, KLAMATH FALLS, OR 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:**

**WILMINGTON SAVINGS FUND SOCIETY, FSV, D/B/A CHRISTIANA TRUST AS OWNER TRUSTEE OF THE RESIDENTIAL  
CREDIT OPPORTUNITY TRUST V**

**The highest bidder(s) for the sum of      \$110,100.00      on      04/10/2019**



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 10/08/2019 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: 4/11/2019

Chris Kaber, Sheriff  
Klamath County Oregon

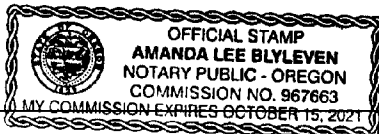
By Becky Collins  
Deputy

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 4/11/19 by  
Becky Collins, as a duly appointed and commissioned Deputy of Chris Kaber,  
Sheriff of Klamath County, Oregon.



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

