

**2021-001484**

**Klamath County, Oregon**

**02/01/2021 02:13:01 PM**

**Fee: \$97.00**

**RECORDING COVER SHEET PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**AFTER RECORDING RETURN TO:**

McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204

**M&H File No.: OR-19-861752-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**  
**SHERIFF'S DEED**

**2. Direct Party/Grantor(s) and Address:(ORS 205.160)**

Klamath County Sheriff  
3300 Vandenberg Road  
Klamath Falls, OR 97601

**3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)**

**FREEDOM MORTGAGE CORPORATION**

C/O Freedom Mortgage

10500 Kincaid Drive, Suite 300

Fishers, IN 46037

**4. Trustor(s)/Defendant(s) and Address:**

Unknown Heirs and Devisees of Gary Lee Rose  
5640 Harlan Dr  
Klamath Falls, OR 97603

Lorie Rose  
5640 Harlan Dr  
Klamath Falls, OR 97603

Oregon Department of Human Services  
Estate Administration Unit  
P.O. Box 14021  
SALEM, OR 97309-5024

Laura Kosten Rose  
5640 Harlan Dr  
Klamath Falls, OR 97603

Jason Rose  
520 NOSLER ST  
Klamath Falls, OR 97601

Occupants of the Property  
5640 Harlan Dr  
Klamath Falls, OR 97603

**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**

\$ \$178,186.00

**6. SEND TAX STATEMENTS TO:**

**FREEDOM MORTGAGE CORPORATION**

C/O Freedom Mortgage, 10500 Kincaid Drive, Suite 300, Fishers, IN 46037

**7. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Being Re-Recorded to correct**

**Previously recorded as Document No.**

**SHERIFF'S DEED**

<b>Grantor:</b>  <b>KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603</b>	<b>SPACE RESERVED FOR RECORDER'S USE</b>
<b>Grantee:</b> <b>VETERAN'S AFFAIRS (VA)</b>	
<b>After recording return to:</b> <b>Mccarthy &amp; Holthus, LLP 920 SW 3rd Avenue, 1st Floor Portland, OR 97204</b>	
<b>Until requested otherwise send all tax statements to:</b> <b>FREEDOM MORTGAGE CORPORATION c/o Freedom Mortgage 10500 Kincaid Drive, Suite 300 Fishers, IN 46037</b>	

THIS INDENTURE, Made this 01/27/2021, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and VETERAN'S AFFAIRS (VA), hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 19CV28768, Klamath County Sheriff's Office Number S20-0302, in which FREEDOM MORTGAGE CORPORATION was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF GARY L ROSE AKA GARY LEE ROSE; LAURA KOSTEN ROSE AKA LORIE ROSE; JASON LEE ROSE; OCCUPANTS OF THE PROPERTY was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 01/24/2020, directing the sale of that real property, pursuant to which, on 07/22/2020 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$178,186.00, to FREEDOM MORTGAGE CORPORATION, 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.

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, 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:

PARCEL 1

Lot 9 of Resubdivision of Lots 49 and 50 of HOMEDALE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

That portion of Lot 10 a Resubdivision of Lots 49 and 50 of HOMEDALE TRACTS, lying Westerly of a line drawn 10 feet Easterly from and parallel to the Westerly line of said lot, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The property is commonly known as: 5640 Harlan 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 \$50.00.

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**



OFFICIAL STAMP  
KATIE LYNNE BROOKS  
NOTARY PUBLIC - ORE  
COMMISSION NO. 991  
COMMISSION EXPIRES MARCH 2011

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

Becky Collins  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath    )

This instrument was acknowledged before me on 11/27/2021,

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



Katie Lynne Brown  
Notary Public for the State of Oregon  
My commission expires: 3-23-2024

