

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.

2023-000088

Klamath County, Oregon

01/05/2023 01:49:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

M&H File No.: OR-21-897332-JUD

1. TITLE OF THE TRANSACTION (ORS 205.234a)
CERTIFICATE OF SALE

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)

Caliber Home Loans, Inc.

C/O Caliber Home Loans, Inc.

3701 Regent Blvd.

Irving, TX 75063

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

The Unknown Heirs and Devisees of Cynthia Cherry
2325 Garden Ave
Klamath Falls, OR 97601

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$164,513.94

6. SEND TAX STATEMENTS TO:

Caliber Home Loans, Inc.

C/O Caliber Home Loans, Inc., Attention: Collateral Team 13801 Wireless Way, Oklahoma City, OK 73134-2500

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. _____

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

CALIBER HOME LOANS, INC.,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES OF
CYNTHIA CHERRY; RANDEL S CHERRY; STATE
OF OREGON; OCCUPANTS OF THE PROPERTY,

Defendant

Case No.: 22CV06376

SHERIFF'S CASE # S22-0319

CERTIFICATE OF SALE
UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF TYPE OF EXECUTION issued by the above court, dated 08/26/2022 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 in the following described real property in Klamath County; to-wit:

LOT 377, BLOCK 122, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

Commonly known as: 2325 Garden Ave, Klamath Falls, OR 97601-3543.

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:

CALIBER HOME LOANS, INC.

The highest bidder(s) for the sum of \$164,513.94 on 12/21/2022.

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 06/21/2023 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 \$56.00

Dated: 12/21/2022

Chris Kaber, Sheriff
Klamath County, Oregon

By 

Deputy

SHERIFF'S CASE # S22-0319 CERTIFICATE OF SALE UPON EXECUTION

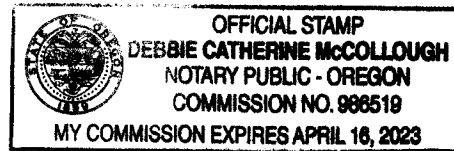
1 Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under
2 ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter
3 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the use of the property
4 described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument,
5 the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that
6 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
7 approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS
8 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to
9 195.336 and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws
10 2009, and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

11 18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with
12 an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser
13 transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever
14 occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer,
15 provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until
16 there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

17 STATE OF OREGON
18 COUNTY OF KLAMATH

19 This instrument was acknowledged before me on Dec. 21, 2022 by Debbie McCollough
20 as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

21 Debbie Catherine McCollough
22 Notary for State of Oregon
23 My Commission Expires: April 16, 2023



SHERIFF'S CASE # S22-0319 CERTIFICATE OF SALE UPON EXECUTION