

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.

2023-000664

Klamath County, Oregon

01/31/2023 02:41:01 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-22-911788-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)

FREEDOM MORTGAGE CORPORATION

C/O Freedom Mortgage Corporation

10500 Kincaid Drive, Suite 300 Fishers, IN 46037,

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

The Unknown Heirs and Devisees of Dennis E. Haas aka Dennis Haas aka Dennis Haas
1107 McClellan Dr
Klamath Falls, OR 97603

Cindy Haas
1107 McClellan Drive
Klamath Falls, OR 97603

Department of Justice
Michael Grant
1162 Court St NE
Salem, OR 97301

Occupants of the Property
1107 McClellan Dr
Klamath Falls, OR 97603

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$306,783.00

6. SEND TAX STATEMENTS TO:

FREEDOM MORTGAGE CORPORATION

C/O Freedom Mortgage Corporation, 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. _____

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

FREEDOM MORTGAGE CORPORATION.,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES OF
DENNIS E. HAAS AKA DENNIS HAAS AKA
DENNIS HAAS; CINDY HAAS AKA CINDY M.
HAAS AKA CINDY MARIE HAAS; STATE OF
OREGON; OCCUPANTS OF THE PROPERTY,

Defendant

Case No.: 22CV16795

SHERIFF'S CASE # S22-0320 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 10/05/2022 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:

A parcel of land situated in the NE1 /4 SW1 /4, Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a ½ inch iron pin on the Easterly line of McClellan Drive, said point being South 0° 16' East a distance of 138.43 feet from the Northeast corner of First Addition to Moyina, according to the duly recorded plat of said subdivision; thence South 0° 16' East along the Easterly line of McClellan Drive a distance of 115 feet to a ½ inch iron pin; thence North 89° 44' East a distance of 120 feet to a ½ inch iron pin; thence North 47° 52' East a distance of 39.73 feet to a ½ inch iron pin; thence North 42° 08' West a distance of 145.71 feet to a ½ inch iron pin; thence along a 30 foot radius curve to the left, a distance of 72.33 feet, more or less, to the point of beginning. (The bearings on the above described parcel of land are based on the Plat of First Addition to Moyina.)

Commonly known as: 1107 MCCLELLAN DR, 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:

FREEDOM MORTGAGE CORPORATION

The highest bidder(s) for the sum of \$306,783.00 on 01/18/2023.

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 07/23/2023 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: 01/18/2023

SHERIFF'S CASE # S22-0320 CERTIFICATE OF SALE UPON EXECUTION



Chris Kaber, Sheriff
Klamath County, Oregon

By Vickie Chew
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 195.336 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 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 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 1-18-23 by Vickie Chew
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

S. Lintner
Notary for State of Oregon
My Commission Expires: July 16, 2023



SHERIFF'S CASE # S22-0320 CERTIFICATE OF SALE UPON EXECUTION