

**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.

**2023-004499**  
**Klamath County, Oregon**  
06/13/2023 08:40:02 AM  
Fee: \$92.00

**AFTER RECORDING RETURN TO:**

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

**M&H File No.: OR-22-925672-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)**

Allied First Bank, SB dba Servbank  
C/O Allied First Bank, SB dba Servbank  
135 Maxess Road  
Melville, NY 11747

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

The Unknown Heirs and Devises of Jeffrey Dale Fortner  
4639 Widgeon Ln  
Bonanza, OR 97623

Linda Joyce Fortner  
4639 Widgeon Ln  
Bonanza, OR 97623

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

Occupants of the Property  
4639 Widgeon Ln  
Bonanza, OR 97623

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

**6. SEND TAX STATEMENTS TO:**

Allied First Bank, SB dba Servbank  
C/O The Money Source, 3138 E. Elwood Street, Phoenix, AZ 85034

**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

**CALIBER HOME LOANS, INC**

Plaintiff,

vs.

**THE UNKNOWN HEIRS AND DEVISEES OF  
JEFFREY DALE FORTNER AKA JEFFREY D.  
FORTNER AKA JEFFREY FORTNER; LINDA  
JOYCE FORTNER AKA LINDA J. FORTNER  
AKA LINDA FORTNER; STATE OF  
OREGON; OCCUPANTS OF THE PROPERTY.**

Defendant

Case No.: 22CV18623

SHERIFF'S CASE # S23-0327

CERTIFICATE OF SALE UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION IN FORECLOSURE issued by the above court, dated January 30, 2023, 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 67, BLOCK 45, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**APN:473366**

**Commonly known as 4639 Widgeon Ln, Bonanza, OR 97623**

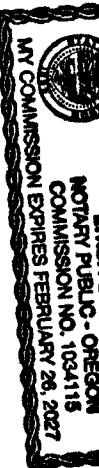
After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to redemption, in the manner described by law to:

**CALIBER HOME LOANS, INC**

The highest bidder(s) for the sum of \$183,229.00 on 06/07/2023.

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 12/05/2023 unless the real property shall be sooner redeemed according to law.

SHERIFF'S CASE # S23-0327 CERTIFICATE OF SALE UPON EXECUTION



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: 6/07/2023

Chris Kaber, Sheriff  
Klamath County, Oregon

By Vickie Chew  
Deputy

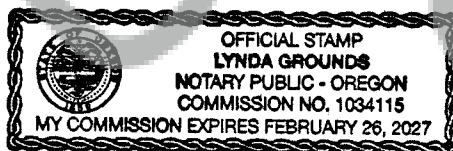
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 to 7, chapter 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 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 June 7, 2023 by Vickie Chew  
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

Lynda Grounds  
Notary for State of Oregon  
My Commission Expires: February 26, 2027



SHERIFF'S CASE # S23-0327 CERTIFICATE OF SALE UPON EXECUTION