

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.

2023-006384

Klamath County, Oregon

07/28/2023 02:25:02 PM

Fee: \$97.00

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)
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 Corporation

951 Yamato Road Suite 175

Boca Raton, FL 33431

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

Dennis E. Haas
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, 951 Yamato Road Suite 175, Boca Raton, FL 33431

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

Grantor:

**KLAMATH COUNTY SHERIFF'S
OFFICE
3300 VANDENBERG ROAD
KLAMATH FALLS, OR 97603**

Grantee:

**FREEDOM MORTGAGE
CORPORATION
c/o McCarthy Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204**

After recording return to:

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

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

FREEDOM MORTGAGE CORPORATION,
c/o McCarthy Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

THIS INDENTURE, Made this 07/24/2023, by and between Chris Kaber, Sheriff of Klamath County,
Oregon, hereinafter called the grantor, and Freedom Mortgage Corporation, hereinafter called the grantee;

WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 22CV16795, Klamath County Sheriff's Office Number S23-0320, in FREEDOM MORTGAGE CORPORATION, was plaintiff(s) and 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 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 10/05/2022, directing the sale of that real property, pursuant to which, on 01/18/2023 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$306,783.00, 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.

MY COMMISSION EXPIRES FEBRUARY 28, 2027

The real property has not been redeemed from the sale, and the time for so doing has not been ordered shortened by the court. 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:

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.)

The property is commonly known as: 1107 MCCLELLAN 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 \$56.00.

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



NOTARY PUBLIC - OREGON
COMMISSION NO. 11024116

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 8, OREGON LAWS
2010.

Chris Kaber, Sheriff of Klamath County, Oregon

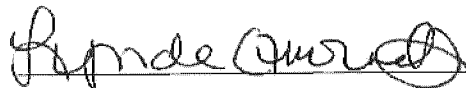


Deputy Vickie Chew

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 7/24/23.

by Vickie Chew, Deputy for Chris Kaber, as Sheriff of Klamath County.



Notary Public for the State of Oregon

My commission expires: February 26, 2027

