

2023-006966

Klamath County, Oregon

08/15/2023 11:12:02 AM

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-21-897332-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)

Caliber Home Loans, Inc.

C/O NewRez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

55 Beattie Place, Suite 500

Greenville, SC 29601

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

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

Randel S. Cherry
2325 Garden Ave
Klamath Falls, OR 97601

c/o Assistant Attorney General
State of Oregon
1162 Court Street NE
Salem, OR 97301

Occupants of the Property
2325 Garden Ave
Klamath Falls, OR 97601-3543

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

6. SEND TAX STATEMENTS TO:

Caliber Home Loans, Inc.

C/O Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 500, Greenville, SC 29601

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:

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

After recording return to:

**McCarthy & Holthus, LLP
Attn: Judicial Foreclosure Dept
920 SW 3rd Ave, 1st Floor
Portland, OR 97204**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**NewRez d/b/a Shellpoint Mortgage
Servicing
c/o Shellpoint Mortgage Servicing
55 Beattie Place, Suite 500
Greenville, SC 29601**

THIS INDENTURE, made this 08/10/2023, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 22CV06376, Klamath County Sheriff's Office Number S22-0319, in which CALIBER HOME LOANS, INC. was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF CYNTHIA CHERRY; RANDEL S CHERRY; 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 12/21/2022 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$164,513.94, to CALIBER HOME LOANS, INC., 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 in Foreclosure, 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:

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

The property is commonly known as: 2325 Garden Ave, Klamath Falls, OR 97601-3543.

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 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.



HAILEY ANDERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 3000



Chris Kaber, Sheriff of Klamath County, Oregon

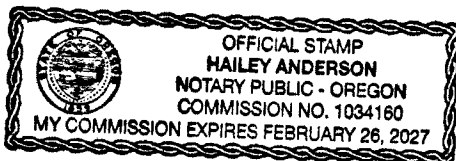
Vickie Chew
Deputy Vickie Chew

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 8-10-23

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

Hailey Anderson
Notary Public for the State of Oregon
My commission expires: 2-26-27



COMMISSION EXPIRES FEBRUARY 26, 2027