

2023-007630**Klamath County, Oregon**

09/01/2023 08:50:01 AM

Fee: \$92.00

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-19-859555-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)

Mortgage Assets Management, LLC

C/O PHH Mortgage Corporation

P.O. Box 24605

West Palm Beach, FL 33416

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

The Unknown Heirs, Spouse, Legatees, and Devises
of Shirley Ann Tucker
915 Lincoln St
Klamath Falls, OR 97601

Department of Justice
Belle Na
1162 Court Street NE
Salem, OR 97301

The Unknown Heirs, Spouse, Legatees, and Devises
of William James Tucker
915 Lincoln St
Klamath Falls, OR 97601

Attn: Attorney General of the United States
United States of America
950 Pennsylvania Avenue, NW
Washington, DC 20530

Daniel J Bartell
5620 McLoughlin Dr F
Central Point, OR 97502

c/o U.S. Department of Housing and Urban Development
United State of America
451 7th Street SW
Washington, DC 20410

Leighann McWilliams
4321 Royal Crest Rd.
Medford, OR 97504

c/o United States Attorney - District of Oregon
United States of America
1000 SW Third Ave. Suite 600
Portland, OR 97204

Robert Dale Bartell
204 Pleasant VW
Talent, OR 97535

Occupants of the Property
915 Lincoln St
Klamath Falls, OR 97601

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$191,751.13**6. SEND TAX STATEMENTS TO:**

Mortgage Assets Management, LLC

C/O PHH Mortgage Corporation, Attention: Vault 5720 Premier Park Drive, West Palm Beach, FL 33407

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

MORTGAGE ASSETS MANAGEMENT, LLC,

Plaintiff,

vs.

**THE UNKNOWN HEIRS AND DEVISEES OF
WILLIAM JAMES TUCKER; THE
UNKNOWN HEIRS AND DEVISEES OF
SHIRLEY ANN TUCKER; DANIEL J
BARTELL; LEIGHANN MCWILLIAMS;
ROBERT DALE BARTELL; STATE OF
OREGON; UNITED STATES OF AMERICA;
OCCUPANTS OF THE PROPERTY,**

Defendant

Case No.: 19CV42032

SHERIFF'S CASE # S23-0322

CERTIFICATE OF SALE UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF TYPE OF EXECUTION IN FORECLOSURE issued by the above court, dated 12/29/2022 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:

**The West 50 feet of Lot 3 in Block 62, Nichols Addition to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon**

Commonly known as: 915 LINCOLN ST., KLAMATH FALLS, OR 97601.

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:

MORTGAGE ASSETS MANAGEMENT, LLC

The highest bidder(s) for the sum of \$191,751.13 on 03/08/2023.

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 09/04/2023 unless the real property shall be sooner redeemed according to law.

SHERIFF'S CASE # S23-0322 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: 03/08/2023

Chris Kaber, Sheriff
Klamath County, Oregon

By Vil. Q.
Deputy

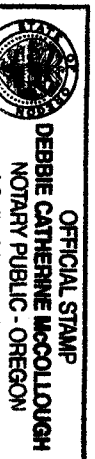
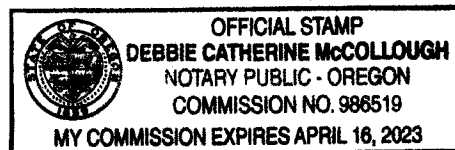
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 to 7, chapter 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 March 8, 2023 by Debbie Catherine McCollough
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

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



SHERIFF'S CASE # S23-0322 CERTIFICATE OF SALE UPON EXECUTION