

2023-008941

Klamath County, Oregon

10/17/2023 08:32:01 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-19-859555-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)

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 and Devisees of William James Tucker
915 Lincoln St
Klamath Falls, OR 97601

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

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

Leighann McWilliams
4321 Royal Crest Rd.
Medford, OR 97504

Robert Dale Bartell
204 Pleasant VW
Talent, OR 97535

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

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

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

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

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. _____

SHERIFF'S DEED

Grantor:

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

Grantee:

**CASCADE FUNDING MORTGAGE
TRUST HB11
c/o PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, Florida 33409**

After recording return to:

**McCarthy Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Tel: (971) 201-3200**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**c/o PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, Florida 33409**

THIS INDENTURE, Made this 11th day of October, 2023, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and MORTGAGE ASSETS MANAGEMENT, LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 19CV42032, Klamath County Sheriff's Office Number S23-0322, in MORTGAGE ASSETS MANAGEMENT, LLC, was plaintiff(s) and 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 was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 12/29/2022, directing the sale of that real property, pursuant to which, on 03/08/2023 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$191,751.13, MORTGAGE ASSETS MANAGEMENT, LLC 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 not been ordered shortened by the court. Per Assignment of Sheriff's Certificate of Sale dated the 26th of September, 2023, for valuable consideration, Mortgage Assets Management, LLC (Assignor) does hereby sell, transfer and set over unto Cascade Funding Mortgage Trust HB11, C/O PHH Mortgage Corporation, 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409 (Assignee) the Certificate of Sale. 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:

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

The property is commonly known as: **915 Lincoln St., KLAMATH FALLS, OR 97601**

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.


Chris Kaber, Sheriff of Klamath County, Oregon


Deputy Vickie Chew

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 10/11/23.

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


Notary Public for the State of Oregon
My commission expires: 2/26/27

