

**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.

**2024-003780**  
**Klamath County, Oregon**  
05/14/2024 03:00:02 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-22-898046-JUD**

**1. TITLE OF THE TRANSACTION (ORS 205.234a)**  
SHERIFF'S DEED

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**2. Direct Party/Grantor(s) and Address:(ORS 205.160)**

Klamath County Sheriff  
3300 Vandenberg Road  
Klamath Falls, OR 97601

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**3. Indirect Party/Grantee(s)/Plaintiff and Address:(ORS 205.1251a and 205.160)**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST

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C/O Select Portfolio Servicing, Inc.

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3217 S. Decker Lake Dr.

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Salt Lake City, UT 84119

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

Unknown Heirs and Devisees of Jerry W Drake aka Jerry Willis Drake aka Jerry Drake  
5275 Mahan Ave  
Klamath Falls, OR 97601

Unknown Heirs and Devisees of Debra L Drake aka Debra Lynn Drake aka Debra Lynn Drake  
5275 Mahan Ave  
Klamath Falls, OR 97601

Kimberly Lynn Bobbert  
9607 Puckett Ln  
Klamath Falls, OR 97601

Gary Drake  
3605 La Marada Way  
Klamath Falls, OR 97603

Occupants of the Property  
5275 Mahan Ave  
Klamath Falls, OR 97601

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**5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030)**      \$ \$76,500.00

**6. SEND TAX STATEMENTS TO:**

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST

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C/O Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr, Salt Lake City, UT 84119

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**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:

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLEY  
AS OWNER TRUSTEE OF CSMC 2017-  
RPL2 TRUST**

After recording return to:

**MCCARTHY HOLTHUS LLP  
920 SW 3<sup>RD</sup> AVE, 1<sup>ST</sup> FLOOR  
PORTLAND, OR 97204**

**SPACE RESERVED  
FOR  
RECORDER'S USE**

Until requested otherwise send all tax  
statements to:

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLEY  
AS OWNER TRUSTEE OF CSMC 2017-  
RPL2 TRUST  
3217 S. Decker Lake Dr.  
Salt Lake City, UT 84119**

THIS INDENTURE, Made this 7th day of May, 2024, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 22CV32213, Klamath County Sheriff's Office Number S23-0332, in plaintiff WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST was plaintiff(s) and UNKNOWN HEIRS AND DEVISEES OF JERRY W DRAKE AKA JERRY WILLIS DRAKE AKA JERRY DRAKE; UNKNOWN HEIRS AND DEVISEES OF DEBRA L DRAKE AKA DEBRA LYNN DRAKE AKA DEBRA LYNN DRAKE; KIMBERLEY LYNN BOBBERT; GARY DRAKE; OCCUPANTS OF THE PROPERTY, was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 09/05/2023, directing the sale of that real property, pursuant to which, on 11/01/2023 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$76,500.00, to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE OF CSMC 2017-RPL2 TRUST, 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, 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:

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:

Lots 3, 4, 5, 6, 7, 8, 9 and 10 in Block 31 of vacated portion of WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the W1/2 of the vacated alley adjacent thereto.

TOGETHER WITH the perpetual but not-exclusive easement for roadway purposes over the E1/2 of vacated Second Street adjacent to Lots 3 through 8 inclusive of said Block 31, vacated West Klamath.

The street address of the real property to be levied upon 5275 Mahan Ave, Klamath Falls, OR 97601

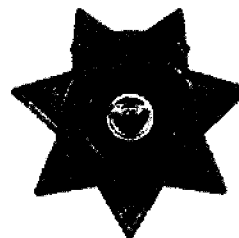
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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**



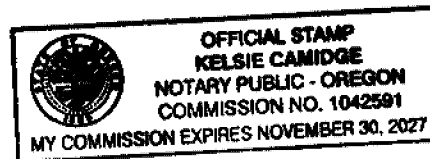
DETERMINE ANY LIMITS ON LAWSUITS  
AGAINST FARMING OR FOREST PRACTICES,  
AS DEFINED IN ORS 30.930, AND TO INQUIRE  
ABOUT THE RIGHTS OF NEIGHBORING  
PROPERTY OWNERS, IF ANY, UNDER ORS  
195.300, 195.301 AND 195.305 TO 195.336 AND  
SECTIONS 5 TO 11, CHAPTER 424, OREGON  
LAWS 2007, AND SECTIONS 2 TO 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

V.C. Chew

Deputy Vickie Chew

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )



This instrument was acknowledged before me on May 7th, 2024  
by Vickie Chew, Deputy for Chris Kaber, as Sheriff of Klamath County.

Kelsie Camidge

Notary Public for the State of Oregon

My commission expires: November 30th, 2027

OFFICIAL STAMP  
KELSIE CAMIDGE