

AFTER RECORDING RETURN TO:  
Aldridge Pite, LLP  
1050 SW 6th Ave, Suite 1100  
Portland, OR 97204  
001217-000774

Cover page for recording stamp

**CERTIFICATE OF SALE**  
**Klamath County Case 21CV17464**

PHH MORTGAGE CORPORATION,  
PLAINTIFF,  
V.

THE ESTATE OF WILLARD M. BROWN; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF WILLARD M. BROWN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1537 WIARD STREET, KLAMATH FALLS, OR 97603,  
DEFENDANTS.

1  
2 IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
3 THE COUNTY OF KLAMATH

4 **PHH MORTGAGE CORPORATION,**

5 **Plaintiff,**

6 **v.**

7 **THE ESTATE OF WILLARD M. BROWN; THE**  
8 **UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF**  
9 **WILLARD M. BROWN; SECRETARY OF**  
10 **HOUSING AND URBAN DEVELOPMENT; AND**  
11 **ALL OTHER PERSONS OR PARTIES UNKNOWN**  
12 **CLAIMING ANY RIGHT, TITLE, LIEN, OR**  
13 **INTEREST IN THE REAL PROPERTY**  
14 **COMMONLY KNOWN AS 1537 WIARD STREET,**  
15 **KLAMATH FALLS, OR 97603,**

16 **Defendant**

Case No.: 21CV17464

SHERIFF'S CASE # S23-0331

CERTIFICATE OF SALE UPON EXECUTION

17 THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated August 18,  
18 2023, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all  
19 the interest which the Defendant(s) had in the following described real property in Klamath County; to-wit:

20 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

21 Commonly known as 1537 WIARD STREET, KLAMATH FALLS, OR 97603

22 After giving notice of sale as required by law, I sold at public auction the above described Real Property, subject to  
23 redemption, in the manner described by law to:

24 **PHH MORTGAGE CORPORATION**

25 The highest bidder(s) for the sum of \$213,657.04 on 12/06/2023.

26 That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,  
27 or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of  
28 redemption 06/04/2024 unless the real property shall be sooner redeemed according to law.

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: 12/06/2023

Chris Kaber, Sheriff

SHERIFF'S CASE # S23-0331 CERTIFICATE OF SALE UPON EXECUTION

Klamath County, Oregon

By Vil. Ol  
Deputy

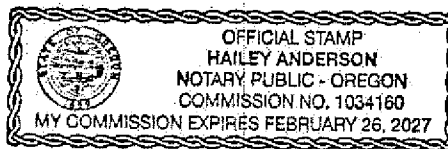
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 to 7, chapter 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 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 12/6/23 by Hailey Anderson  
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

Hailey Anderson  
Notary for State of Oregon  
My Commission Expires: 02/26/27



SHERIFF'S CASE # S23-0331 CERTIFICATE OF SALE UPON EXECUTION

**LEGAL DESCRIPTION**

**LOT 4 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

NOTARY COMMISSION EXPIRES FEBRUARY 28, 2027



Oregon State Sheriffs' Association  
JOIN.SERVE.PROTECT.  
PO Box 7468  
Salem, OR 97303

*Invoice*

Klamath County Sheriff's Office  
Sheriff Chris Kaber  
3300 Vandenberg Rd  
Klamath Falls, OR 97603

Invoice # SS176630  
Invoice Date 10/25/2023

*Questions call 503-364-4204*

Description	Qty	Rate	Amount
PHH Mortgage Corporation vs. The Estate of Willard M. Brown, et al Agency Case # S23-0331 Court Case # 21CV17464 On-Line Posting of Sheriff's Sale Legal Notice	1	330.00	330.00

PLEASE RETURN COPY OF INVOICE WITH PAYMENT

Total	\$330.00
Amount Paid / Credit	\$0.00
Balance Due	\$330.00



## OREGON STATE SHERIFFS' ASSOCIATION

PO Box 7468, Salem, OR 97303 | 503.364.4204 | [www.oregonsheriffs.org](http://www.oregonsheriffs.org)

### DECLARATION OF INTERNET POSTING

I, Natalia Egoroff, hereby say and declare that I am a designated Clerk of the Oregon State Sheriffs' Association (OSSA), and I am the official custodian of the OSSA internet website for posting of real and personal property as authorized by ORS 18.924 and a duly-executed intergovernmental agreement signed by a majority of the elected Oregon sheriffs pursuant to ORS Chapter 190.

I hereby declare that a copy of Notice of Sheriffs' Sale for the following sale:

**PHH Mortgage Corporation vs. The Estate of Willard M. Brown, et al**  
**Agency Case # S23-0331**  
**Court Case # 21CV17464**  
**On-Line Posting of Sheriff's Sale Legal Notice**

is attached hereto, was posted on the OSSA internet website (<http://www.oregonsheriffssales.org>) for a minimum of 28 consecutive days prior to the date of sale, and remained posted until the date of sale advertised. I further declare that there was no interruption of service on the OSSA website for internet posting for more than 48 hours during the period of posting for this notice.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

Dated October 25, 2023

*Natalia Egoroff*

Natalia Egoroff  
OSSA Administrative Assistant

# JOIN. SERVE. PROTECT.



## KLAMATH COUNTY SHERIFF'S OFFICE

Sheriff Chris Kaber

3300 Vandenberg Rd  
Klamath Falls, OR 97603  
(541) 883-5130

State of Oregon )  
County of Klamath )

Court Case# 21CV17464

Sheriff's Case# S23-0331

### NOTICE OF SHERIFF'S SALE (Real Property)

On **NOVEMBER 1, 2023**, at **10:00 AM** at the Klamath County Sheriff's Office, 3300 Vandenberg Ave, Klamath Falls Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Klamath County Sheriff's Office, subject to redemption, description of interest in the following described real property:

#### LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property is commonly known as: 1537 WIARD STREET, KLAMATH FALLS, OR 97603

Said sale is made pursuant to a Writ of Execution dated **AUGUST 18, 2023**, issued out of the Circuit Court of the State of Oregon for the County of Klamath writ issued where plaintiff is **PHH MORTGAGE CORPORATION** and defendant is **THE ESTATE OF WILLARD M. BROWN; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF WILLARD M. BROWN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1537 WIARD STREET, KLAMATH FALLS, OR 97603.**

#### Important Notice to Debtor Regarding Redemption Rights:

1. You should be careful about offers to sell rights to surplus funds.
2. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4).
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

#### Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.



## KLAMATH COUNTY SHERIFF'S OFFICE

Sheriff Chris Kaber

3300 Vandenberg Rd  
Klamath Falls, OR 97603  
(541) 883-5130

**Conditions of Sale:** All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Klamath County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Judgment Creditor's Attorney:

CHRIS KABER, SHERIFF  
Klamath County, Oregon

ALDRIDGE PITE, LLP  
1050 SW 6<sup>TH</sup> AVENUE, SUITE 1100  
PORTLAND, OR 97204  
858-750-7600

BY: Vicki O.

Deputy

Posted: [www.oregonsheriffssales.org](http://www.oregonsheriffssales.org)



**LEGAL DESCRIPTION**

**LOT 4 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

copy



## Sheriff's Real Property Sale



PHH MORTGAGE v THE ESTATE OF WILLARD M. BROWN, ET AL  
21CV17464 KCSO #523-0331  
Scheduled Sale Date: 11/01/2023

	<u>COST</u>	<u>QTY</u>	<u>TOTAL</u>
Executing Writ of Execution	\$89.00	1	\$89.00
Staff Sale Preparation(Hourly)	\$40.00	5	\$200.00
Certified Mailing	\$6.80	16	\$108.80
1st Class Mailing	\$0.65	16	\$10.40
Folio Fee-Notice of Levy	\$4.00	22	\$88.00
Folio Fee-Notice of Sale	\$4.00	55	\$220.00
Copy Fee-WRIT	\$0.25	33	\$8.25
Deputy Posting Notice of Sale on Property	\$50.00	1	\$50.00
Conduct Public Auction	\$40.00	0.5	\$20.00
Staff Post Sale Administration(Hourly)	\$40.00	3	\$120.00
Folio Fee-Return of Service	\$4.00	44	\$176.00
Folio Fee-Notice of Completed Sale	\$4.00	22	\$88.00
Folio Fee-Certificate of Sale	\$4.00	14	\$56.00
Deputy Posting Sale Notice on Property	\$50.00	1	\$50.00

Total Cost of Current Sale:	\$1,284.45
Less Deposit Received:	\$325.00
Amount Still Owing:	\$959.45

**\*\*Please Note\*\***

The above estimate does not include publication fee.  
Herald and News will bill you directly for the cost of publication.

Klamath County Sheriff's Office  
3300 Vandenberg Road  
Klamath Falls, OR 97603  
541-883-5130

00116056  
09/18/2023  
02:57 PM

ALDRIDGE PITE LLP

Sheriff Fees	325.00
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CHECK	277667	325.00
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Klamath County Sheriff's Office  
3300 Vandenberg Road  
Klamath Falls, OR 97603  
541-883-5130

00116275  
09/26/2023  
11:59 AM

ALDRIDGE PITE LLP

Sheriff Fees	959.45
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CHECK	278038	959.45
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IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
THE COUNTY OF KLAMATH

PHH MORTGAGE CORPORATION,

Plaintiff,

v.

THE ESTATE OF WILLARD M. BROWN; THE  
UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF  
WILLARD M. BROWN; SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT; AND  
ALL OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 1537 WIARD STREET,  
KLAMATH FALLS, OR 97603,

Defendant

Case No.: 21CV17464

Sheriff's Case # S23-0331

SHERIFF'S RETURN OF WRIT OF EXECUTION -  
REAL PROPERTY

I, Chris Kaber, Sheriff of Klamath County, Oregon do hereby certify that I received the within  
Writ of Execution in the above entitled case on September 18, 2023 together with instructions, commanding me to  
levy and sell all of the rights, title claim and/or interest of the defendant(s) in the following described real property.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as 1537 WIARD STREET, KLAMATH FALLS, OR 97603.

On September 19, 2023, I levied on this property by filing a Notice of Levy with this court.

On September 19, 2023, I sent copies of the Notice of Sheriff's Sale, Notice of Levy and the Writ by certified mail  
and by First Class Mail to the judgment debtor(s), at the address(s) provided by the creditor in the Instructions to  
Sheriff. Copies of the Notice of Sheriff's Sale were also mailed to all other parties as instructed by the judgment  
creditor in the Instructions to Sheriff.

On September 19, 2023, a copy of the Notice of Sheriff's Sale was posted in a conspicuous place on the property to  
be sold.

The notice of Sheriff's Sale was published in the manner required by ORS 18.924(5)(6) beginning September 27,  
2023.

On December 6, 2023 at 10:00 AM, the above described property was sold at public auction, subject to redemption  
at the Klamath County Sheriff's Office, Civil Division, 3300 Vandenberg Rd, Klamath Falls, Oregon. The purchaser  
was PHH MORTGAGE CORPORATION for the sum of \$213,657.04 that being the highest and best bid. A

SHERIFF'S RETURN OF WRIT OF EXECUTION - REAL PROPERTY

1 Sheriff's Certificate of Sale, containing a detailed description of the said real property, was delivered to the  
2 purchaser on December 6, 2023.

3 The Sheriff's fees and costs of this sale were \$1716.95. I have mailed a copy of this Sheriff's Return of Writ of  
4 Execution to the judgment debtor and judgement creditor pursuant to ORS 18.872(4).

5 I hereby return this Writ of Execution to the Klamath County Circuit Court on this date December 6, 2023.

6 Chris Kaber, Sheriff  
Klamath County, Oregon

7 By Vil. Chu  
8 Deputy

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SHERIFF'S RETURN OF WRIT OF EXECUTION – REAL PROPERTY

**LEGAL DESCRIPTION**

**LOT 4 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

IN THE CIRCUIT COURT FOR THE STATE OF OREGON  
IN THE COUNTY OF KLAMATH

PHH MORTGAGE CORPORATION,

Plaintiff,

v.

THE ESTATE OF WILLARD M. BROWN; THE  
UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF  
WILLARD M. BROWN; SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT; AND  
ALL OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 1537 WIARD STREET,  
KLAMATH FALLS, OR 97603,

Defendant

Court Number: 21CV17464

Sheriff Number: S23-0331

NOTICE YOUR PROPERTY HAS BEEN SOLD

Your property located at: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Commonly known as 1537 WIARD STREET, KLAMATH FALLS, OR 97603, has been sold. The property was  
sold on 12/6/2023 to satisfy a Court Judgment against you. The purchaser information is as follows:

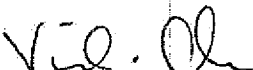
**PHH MORTGAGE CORPORATION**

The purchaser paid \$213,657.04 for your property. Oregon law gives you the right to buy back the property from  
the purchaser by paying the purchaser the amount paid at the sale, plus taxes, expenses and interest.

You will lose the right to buy back your property on 06/04/2024. If you do not do so, the County  
will deed your property over to the purchaser on that date. The law that gives you the right to buy back your  
property is found in sections 37a to 48 of SB920 (ORS Chapter 18). You must follow exactly the instructions  
provided there. IF YOU HAVE ANY QUESTIONS, YOU SHOULD SEE A LAWYER AT ONCE.

Chris Kaber, Sheriff

Klamath County, Oregon

  
Deputy



**LEGAL DESCRIPTION**

LOT 4 OF FAIR ACRES SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.