

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.

2024-005550

Klamath County, Oregon

07/01/2024 02:42:02 PM

Fee: \$102.00

AFTER RECORDING RETURN TO:

McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204

M&H File No.: OR-21-892450-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)

BANK OF AMERICA, N.A

C/O PHH Mortgage Corporation

P.O. Box 24605

West Palm Beach, FL 33416

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

ROBERTA M. DOIG
3142 Summers Lane
Klamath Falls, OR 97603

WILLIAM B DOIG SR.
3142 Summers Lane
Klamath Falls, OR 97603

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$238,000.00

6. SEND TAX STATEMENTS TO:

BANK OF AMERICA, N.A

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. _____

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

4 BANK OF AMERICA, N.A.,

5 Plaintiff,

6 v.

7 THE UNKNOWN HEIRS AND DEVISEES OF
8 ROBERTA M. DOIG; THE UNKNOWN HEIRS
9 AND DEVISEES OF WILLIAM B. DOIG SR;
10 WILLIAM BRYAN DOIG JR; MARY C. DOIG;
11 CHRISTOPHER W. DOIG; SARA J. DOIG;
12 UNITED STATES OF AMERICA; STATE OF
13 OREGON; OCCUPANTS OF THE PROPERTY,

14 Defendant

Case No.: 22CV07958

SHERIFF'S CASE # S24-0333

CERTIFICATE OF SALE UPON EXECUTION

15 THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION IN FORECLOSURE issued by the above court,
16 dated December 1, 2023, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s),
17 commanding me to sell all the interest which the Defendant(s) had in the following described real property in
18 Klamath County; to-wit:

19 ATTACHED EXHIBIT 1.

20 Commonly known as 3142 Summers Lane, Klamath Falls, OR 97603.

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

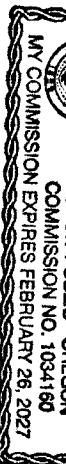
23 Bank of America, N.A.

24 The highest bidder(s) for the sum of \$238,000.00 on 03/06/2024.

25 That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,
26 or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of
27 redemption 09/03/2024 unless the real property shall be sooner redeemed according to law.

28 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

SHERIFF'S CASE # S24-0333 CERTIFICATE OF SALE UPON EXECUTION



1 Dated: 03/06/2024

2 Chris Kaber, Sheriff
3 Klamath County, Oregon

4 By Vickie Chew
Deputy

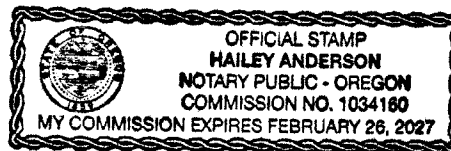
5 Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under
6 ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter
7 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the use of the property
8 described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument,
9 the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that
10 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
11 approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS
12 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to
13 195.336 and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws
14 2009, and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

15 18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with
16 an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser
17 transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever
18 occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer,
19 provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until
20 there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

21 STATE OF OREGON
22 COUNTY OF KLAMATH

23 This instrument was acknowledged before me on 6/26/24 by Vickie Chew
24 as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

25 Hailey Anderson
26 Notary for State of Oregon
27 My Commission Expires: 2/26/27



SHERIFF'S CASE # S24-0333 CERTIFICATE OF SALE UPON EXECUTION

EXHIBIT " 1 "

Loan Number: [REDACTED]

Property Address: 3142 Summers Lane, Klamath Falls, OR 97603

"EXHIBIT A"

Tax ID Number: 39209-010AA

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89° 40' West a distance of 30.0 feet and North 1° 12' West a distance of 616.4 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence Continuing North 1° 12' West along the Westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence South 89° 40' West a distance of 279.5 feet to an iron pin on the Easterly right of way line of the U.S.R.S. Drain; thence following the Easterly right of way line of the U.S.R.S. Drain South 30° 38' East a distance of 73.0 feet to an iron pin and South 4° 22' East a distance of 20.2 feet to an iron pin; thence North 89° 40' East a distance of 242.5 feet, more or less, to the point of beginning, said tract in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

CODE: 041 MAP: 39209-010AA TL: 03700 KEY: 340454