

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	2024-005588 Klamath County, Oregon 07/02/2024 12:31:02 PM Fee: \$97.00
Grantee: PHH MORTGAGE CORPORATION 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409	
After recording return to: PHH MORTGAGE CORPORATION 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409	
Until requested otherwise send all tax statements to: PHH MORTGAGE - REVERSE 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409	
SPACE RESERVED FOR RECORDER'S USE	

THIS INDENTURE, Made this 17th day of June, 2024, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and **PHH MORTGAGE CORPORATION**, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 21CV17464, Klamath County Sheriff's Office Number S23-0331, in **PHH MORTGAGE CORPORATION** was plaintiff(s) and **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** was defendant(s), in which a Writ of Execution, which was issued on 08/18/2023, directing the sale of that real property, pursuant to which, on 012/06/2023 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$213,657.04, to **PHH MORTGAGE CORPORATION** 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
Commonly known as 1537 WIARD STREET, KLAMATH FALLS, OR 97603

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.



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.



OFFICIAL STAMP
HALL BY AMERICAN



Chris Kaber, Sheriff of Klamath County, Oregon

Vickie Chew
Deputy Vickie Chew

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 6/17/24.

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

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

