

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.

2024-008414
Klamath County, Oregon
09/25/2024 03:58:02 PM
Fee: \$107.00

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)
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)

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. _____

SHERIFF'S DEED

Grantor:

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

Grantee:

**BANK OF AMERICA, N.A.
c/o PHH Mortgage Corporation
P.O. Box 24605
West Palm Beach, FL 33416**

After recording return to:

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

Until requested otherwise send all tax
statements to:

**BANK OF AMERICA, N.A.
c/o PHH Mortgage Corporation
Attention: Vault
5720 Premier Park Dr
West Palm Beach, FL 33407**

SPACE RESERVED
FOR
RECORDER'S USE

THIS INDENTURE, Made this 17th day of September, 2024, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and BANK OF AMERICA, N.A, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 22CV07958, Klamath County Sheriff's Office Number S23-0333, in plaintiff BANK OF AMERICA, N.A was plaintiff(s) and THE UNKNOWN HEIRS AND DEVISEES OF ROBERTA M. DOIG; THE UNKNOWN HEIRS AND DEVISEES OF WILLIAM B. DOIG SR; WILLIAM BRYAN DOIG JR; MARY C. DOIG; CHRISTOPHER W. DOIG; SARA J. DOIG; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PROPERTY, was defendant(s), in which a Writ of Execution in Foreclosure, which was issued on 12/01/2023, directing the sale of that real property, pursuant to which, on March 6, 2024, the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$238,000.00, to BANK OF AMERICA, N.A, 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:



ATTACHED EXHIBIT 1.

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

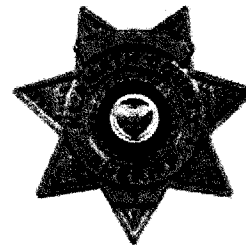
Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

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.



NOTARY PUBLIC - OREGON
COMMISSION NO. 14588



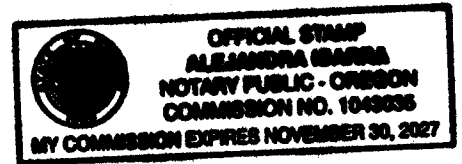
ALEJANDRA IBARRA
NOTARY PUBLIC - OREGON



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 9/11/24.

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

Alexandra Barba
Notary Public for the State of Oregon
My commission expires: November 30, 2027

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 272.5 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: 540454