

**2024-009794**

**Klamath County, Oregon**

**11/08/2024 12:03:01 PM**

**Fee: \$92.00**

**RECORDING COVER SHEET**

**This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.**

**AFTER RECORDING RETURN TO:**

Aldridge Pite, LLP  
1915 NE Stucki Avenue, Suite 400,  
Hillsboro, OR 97006

**NAME OF THE TRANSACTION(S):** Certificate of Sale

**DIRECT PART/GRANTOR(S)** 205.160

**Grantor:**

Klamath County Sheriff's Office  
330000 Vandenberg Rd  
Klamath Falls, OR 97603  
541-883-5130

**INDIRECT PARTY/GRANTEE(S)** 205.160

**Grantee:**

LONGBRIDGE FINANCIAL, LLC  
C/O Celink  
888 East Walnut Street  
Pasadena, California 91101-1895

**TRUE AND ACTUAL CONSIDERATION** ORS 93.030: The consideration for this conveyance is other value given, as hereby duly recognized between Grantor and Grantee.

**SEND TAX STATEMENTS TO:**

Celink  
888 East Walnut Street  
Pasadena, California 91101-1895

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

4 **Longbridge Financial, LLC,**

5 **Plaintiff,**

6 v.

7 **THE ESTATE OF HENRIETTA C. WILLIAMS;  
8 THE UNKNOWN HEIRS, ASSIGNS AND  
9 DEVISEES OF HENRIETTA C. WILLIAMS;  
10 KAREN CRAWLEY; CHRISTOPHER WILLIAMS;  
11 KEVIN WILLIAMS; CARLTON WILLIAMS;  
12 UNITED STATES OF AMERICA; AND ALL  
13 OTHER PERSONS OR PARTIES UNKNOWN  
14 CLAIMING ANY RIGHT TITLE, LIEN, OR  
15 INTEREST IN THE REAL PROPERTY  
16 COMMONLY KNOWN AS 4756 SHASTA WAY,  
17 KLAMATH FALLS, OR 97603,**

18 **Defendant**

Case No.: 23CV13992

SHERIFF'S CASE # S24-0334

CERTIFICATE OF SALE UPON EXECUTION

19 THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION issued by the above court, dated December 8,  
20 2023, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all  
21 the interest which the Defendant(s) had in the following described real property in Klamath County; to-wit:

22 THE NORTH 80 FEET OF TRACT NO. 58, ALL OF TRACT NO. 63, PLEASANT HOME TRACTS,  
23 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
24 CLERK OF KLAMATH COUNTY, OREGON.

25 Commonly known as 4756 SHASTA WAY, KLAMATH FALLS, OR 97603.

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

28 **Longbridge Financial, LLC**

The highest bidder(s) for the sum of \$171,579.89 on 05/01/2024.

That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,  
or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of  
redemption 10/29/2024 unless the real property shall be sooner redeemed according to law.

SHERIFF'S CASE # S24-0334 CERTIFICATE OF SALE UPON EXECUTION



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: 05/01/2024

Chris Kaber, Sheriff  
Klamath County, Oregon

By [Signature]  
Deputy

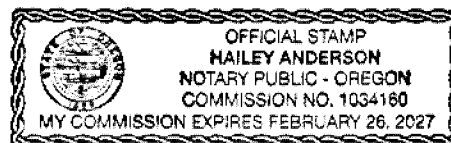
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 to 7, chapter 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 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 11/8/24 by Vickie Chew  
as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.

[Signature]  
Notary for State of Oregon  
My Commission Expires: 2/26/27



SHERIFF'S CASE # S24-0334 CERTIFICATE OF SALE UPON EXECUTION