

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.

AFTER RECORDING RETURN TO:

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

M&H File No.: OR-23-963295-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)
PHH MORTGAGE CORPORATION
C/O PHH Mortgage Corporation
P.O. Box 24605
West Palm Beach, FL 33416

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

The Unknown Heirs and Devisees of Roberta Himbarger
1325 WIARD STREET, KLAMATH FALLS, OR 97603

Heather Ingham
21 Oak Forest Dr, Santa Rosa, CA 95409

M. Alex DeLorenzo
1000 SW Third Avenue, Suite 600, Portland, OR 97204
Attorney for United States of America

Jackson Garcia
1162 Court Street NE, Salem, OR 97301
Attorney for State of Oregon, Department of Human Resources

Occupants of the Property
1325 WIARD STREET, KLAMATH FALLS, OR 97603

5. TRUE AND ACTUAL CONSIDERATION PAID (ORS 93.030) \$ \$99,162.36

6. SEND TAX STATEMENTS TO:

PHH MORTGAGE CORPORATION
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. _____

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

PHH MORTGAGE CORPORATION,
Plaintiff,

v.

THE UNKNOWN HEIRS AND DEVISEES OF
ROBERTA HIMBARGER; HEATHER INGHAM;
UNITED STATES OF AMERICA; STATE OF
OREGON, OREGON DEPARTMENT OF HUMAN
SERVICES; OCCUPANTS OF THE PROPERTY,

Defendant

Case No.: 24CV03591

SHERIFF'S CASE # S24-0346

CERTIFICATE OF SALE UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION IN FORECLOSURE issued by the above court, dated October 15, 2024, upon a judgment rendered in favor of the Plaintiff(s) and against the Defendant(s), commanding me to sell all the interest which the Defendant(s) had in the following described real property in Klamath County; to-wit:

A TRACT OF LAND BEING A PORTION OF LOT 9, AS SHOWN ON THE PLAT MAP ENTITLED
"FAIR ACRES SUB-DIVISION NUMBER 1" MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF THE EASTERN LINE OF WIARD STREET, SAID POINT BEING THE
SOUTHWESTERN CORNER OF SAID LOT 9 RUNNING THENCE ALONG SAID EASTERN LINE
OF WIARD STREET, NORTH 54.60 FEET TO A POINT; THENCE NORTH 88°34'00" EAST 312.26
FEET TO A POINT ON THE EASTERN LOT LINE OF SAID LOT 9; THENCE SOUTH 1°06' EAST
55.95 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT 9; THENCE ALONG THE
SOUTHERN LINE OF SAID LOT 9, SOUTH 88°48'50" WEST 312.26 FEET TO THE POINT OF
BEGINNING

The property is commonly known as 1325 WIARD STREET, KLAMATH FALLS, OR 97603

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

PHH MORTGAGE CORPORATION

The highest bidder(s) for the sum of \$99,162.36 on 12/18/2024.

SHERIFF'S CASE # S24-0346 CERTIFICATE OF SALE UPON EXECUTION

OFFICIAL STAMP
ALEXANDRA WARR

1 That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,
2 or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of
3 redemption 06/17/2025 unless the real property shall be sooner redeemed according to law.

4 NOTE: To obtain a Sheriff's Deed, after the redemption period (if any), return the original Certificate of Sale to this
5 office along with a fee of \$56.00

6 Dated 12/18/2024

Chris Kaber, Sheriff
Klamath County, Oregon

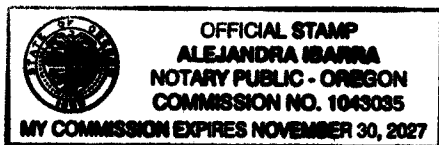
7 By Hailey Anderson
8 Deputy

9 Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under
10 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
11 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does not allow the use of the property
12 described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument,
13 the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that
14 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
15 approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS
16 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to
17 195.336 and sections and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws
18 2009, and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

14 18.930(6) A person who purchases real property that is subject to redemption at an execution sale must provide the sheriff with
15 an address to which a redemption notice may be sent and must notify the sheriff of any change in address until the purchaser
16 transfers the purchaser's interest in the property, the property is redeemed or the time allowed for redemption expires, whichever
17 occurs first. Any person who thereafter acquires the purchaser's interest in the property must notify the sheriff of the transfer,
18 provide the sheriff with an address to which a redemption notice may be sent and notify the sheriff of any change in address until
19 there is another transfer, the property is redeemed or the time allowed for redemption expires, whichever occurs first.

20 STATE OF OREGON
21 COUNTY OF KLAMATH

22 This instrument was acknowledged before me on 12, 18, 24 by Hailey Anderson
23 as a duly appointed and commissioned Deputy of Chris Kaber, Sheriff of Klamath County, Oregon.



Alejandra Ibarra
Notary for State of Oregon
My Commission Expires: 11-30-2027

