

2025-001137

Klamath County, Oregon

02/19/2025 02:07:01 PM

Fee: \$97.00

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): Sheriff's Deed for Recording

DIRECT PART/GRANTOR(S) 205.160

Grantor:

Klamath County Sheriff's Office
3300 Vandenberg Road
Klamath Falls, OR 97603

INDIRECT PARTY/GRANTEE(S) 205.160

Grantee:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN
LOAN ACQUISITION TRUST 2023-HB1
C/O Aldridge Pite, LLP
1915 NE Stucki Avenue, Suite 400,
Hillsboro, OR 97006

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:

PHH Mortgage Corporation
1661 Worthington Rd
Suite 100
West Palm Beach, FL 33409

SHERIFF'S DEED

Grantor:

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

Grantee:

**WILMINGTON SAVINGS FUNDS
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
IN ITS CAPACITY AS OWNER
TRUSTEE FOR OCWEN LOAN
ACQUISITION TRUST 2023-HB1
C/O PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409**

After recording return to:

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

Until requested otherwise send all tax
statements to:

**PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409**

THIS INDENTURE, Made on this 10th day of February, 2025, by and between Shane L Mitchell, Sheriff of Klamath County, and WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1 hereinafter called the grantee; WITNESSETH; RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 22CV10664, Klamath County Sheriff's Office Number S24-0341, in plaintiff REVERSE MORTGAGE FUNDING, LLC, was plaintiff and THE ESTATE OF GERALD E. VERMILLION; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF GERALD E. VERMILLION; CHARLES VERMILLION; SHERI SWAIN; 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 826 N ELDORADO AVENUE, KLAMATH FALLS, OREGON 97601, was defendant(s), in which a WRIT OF EXECUTION which was issued on 05/21/2024, directing the sale of that real property, pursuant to which, on 07/31/2024 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$186,954.60, to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1, 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:

A tract of land situated Lot 4 in Block 28, HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 826 N ELDORADO AVENUE, OR 97601.

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.



Shane L Mitchell, Sheriff of Klamath County, Oregon

Alejandra Ibarra
Deputy Alejandra Ibarra

STATE OF OREGON)
) ss
County of Klamath)

This instrument was acknowledged before me on 2/10/25,

by Alejandra Ibarra, Deputy for Shane L. Mitchell, as Sheriff of Klamath County.



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

Unofficial Copy