

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.

2025-006179

Klamath County, Oregon

07/18/2025 10:58:01 AM

Fee: \$102.00

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)
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)

PHH MORTGAGE CORPORATION

C/O PHH Mortgage Corporation

P.O. Box 24605

West Palm Beach, FL 33416

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

ROBERTA HIMBARGER
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. _____

SHERIFF'S DEED

Grantor: KLAMATH COUNTY SHERIFF'S OFFICE 3300 VANDENBERG ROAD KLAMATH FALLS, OR 97603	SPACE RESERVED FOR RECORDER'S USE
Grantee: PHH MORTGAGE CORPORATION C/O PHH Mortgage Corporation P.O Box 24605 West Palm Beach, FL 33416	
After recording return to: McCarthy Holthus LLP 920 SW 3 RD Ave 1 st Floor Portland, OR 97204	
Until requested otherwise send all tax statements to: PHH MORTGAGE CORPORATION c/o PHH Mortgage Corporation Attention: Vault 5720 Premier Park Drive West Palm Beach, FL 33407	

THIS INDENTURE, Made this 30th day of June, 2025, by and between Shane L. Mitchell, 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 24CV03591 Klamath County Sheriff's Office Number S24-0346, in which PHH MORTGAGE CORPORATION was plaintiff(s) and 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, was defendant(s), in which a WRIT OF EXECUTION which was issued on 10/04/2024, directing the sale of that real property, pursuant to which, on 12/18/2024 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$99,162.36 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:

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 ON 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

Commonly known as 1325 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.



Shane L Mitchell, Sheriff of Klamath County, Oregon

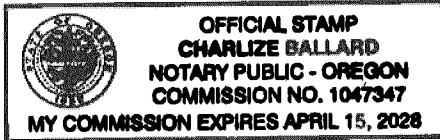
NOTARY PUBLIC - OREGON
COMMISSION NO. 1047347
EXPIRATION DATE: APRIL 15, 2022

Alejandra Ibarra
Deputy Alejandra Ibarra

STATE OF OREGON)
) Ss
County of Klamath)

This instrument was acknowledged before me on 6/30/25

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



Charlize Ballard

Notary Public for the State of Oregon

My commission expires: April 15, 2028



OFFICIAL STAMP
CHARLIZE BALLARD