

2025-009877

Klamath County, Oregon

11/04/2025 09:22:01 AM

Fee: \$97.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the 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, and does NOT affect the instrument.

ORS 205.234

After recording return to: ORS 205.234(1)(c)

ZBS Law, LLP

30 CORPORATE PARK, SUITE 450

IRVINE, CA 92606

*This space reserved for use by
Recording Office*

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

CERTIFICATE OF SALE UPON EXECUTION

2. Direct Party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

KLAMATH COUNTY SHERIFF

3. Indirect Party(ies) / grantees(s)

Name(s)

ORS 205.234(1)(b)

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

4. True and actual consideration:

5. Send tax statements to:

ORS 205.234(1)(e)

ORS 205.234(1) Amount in dollars or other

\$

Selene Finance

Other:

3501 Olympus Boulevard, 5th Floor, Suite 500

Dallas, TX 75019

6. Satisfaction of lien, order, or warrant

7. The amount of the monetary obligation imposed

ORS 205.234(1)(f)

by the lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

\$

8. Previously recorded document reference: 2025-004204

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the Request of _____
to correct _____
previously recorded in book _____ and Page _____, or as fee number _____."

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

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,

Plaintiff,

v.

UNKNOWN HEIRS AND DEVISEES
OF CHARLES COCKRELL, a
deceased individual; AND ALL
OTHER UNKNOWN PARTIES
CLAIMING ANY RIGHT, TITLE,
LIEN OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN
AS 5545 STURDIVANT AVENUE,
KLAMATH FALLS, OR 97603,
RIDDLE, OR 97469,

Defendant

Case No.:24CV47838

SHERIFF'S CASE # S25-0355

CERTIFICATE OF SALE UPON EXECUTION

THIS IS TO CERTIFY that by virtue of a WRIT OF EXECUTION IN FORECLOSURE OF RESIDENTIAL
REAL PROPERTY issued by the above court, dated May 1, 2025, 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:

LOT 1, TRACT 1412 - LAUREN ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK, KLAMATH COUNTY, OREGON.

The property is commonly known as: 5545 Sturdivant Ave, 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:

Judicial Foreclosure Dept.

SHERIFF'S CASE # S25-0355 CERTIFICATE OF SALE UPON EXECUTION

COMMISSIONER N.L. TURNER
MY COMMISSION EXPIRES APRIL 15, 2028

1 ZBS LAW, LLP
2 5 Centerpointe Dr. Suite 400
3 Lake Oswego, OR 97035

4 The highest bidder(s) for the sum of \$353,399.16 on 10/22/2025.
5 That the sale will become absolute, and the purchaser will be entitled to a conveyance of the Real Property from me,
6 or my successor as Sheriff, upon the surrender of this Certificate at the expiration of the statutory period of
7 redemption 04/20/2026 unless the real property shall be sooner redeemed according to law.

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

10 Dated 10/22/2025

Shane L. Mitchell, Sheriff
Klamath County, Oregon

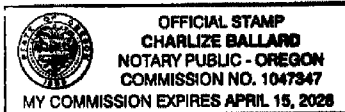
By Hailey Anderson
Deputy

12 Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights,
13 if any, under ORS 195.300, 195.301 and 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007 and sections
14 2 to 9 and 17, chapter 855, Oregon laws 2009, and sections 2 to 7, chapter 8, Oregon laws 2010, this instrument does
15 not allow the use of the property described in this instrument in violation of applicable land use laws and
16 regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check
17 with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully
18 established lot or parcel, as defined on ORS 92.010 or 250.010, to verify the approved uses of the lot or parcel, to
19 determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about
20 the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections
21 and sections 5 to 11, chapter 424, Oregon laws 2007, and sections 2 to 9 and 17, chapter 855, Oregon laws 2009,
22 and sections 2 to 7, chapter Oregon 8, Oregon laws 2010.

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

22 STATE OF OREGON
23 COUNTY OF KLAMATH

24 This instrument was acknowledged before me on October 22nd 2025 by
25 Hailey Anderson,
26 as a duly appointed and commissioned Deputy of Shane L. Mitchell, Sheriff of Klamath County, Oregon.



27 Charlyze Ballard
Notary for State of Oregon
28 My Commission Expires: April 15th 2028

SHERIFF'S CASE # S25-0355 CERTIFICATE OF SALE UPON EXECUTION

