



# KLAMATH COUNTY SHERIFF'S OFFICE

**Sheriff Chris Kaber**

3300 Vandenberg Rd  
Klamath Falls, OR 97603  
(541) 883-5130

State of Oregon )  
County of Klamath )

Court Case# 22CV16795  
Sheriff's Case# S22-0320

### NOTICE OF SHERIFF'S SALE (Real Property)

On 12/21/2022, at 11:00 AM at the Klamath County Sheriff's Office, 3300 Vandenberg Ave, Klamath Falls Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Klamath County Sheriff's Office, subject to redemption, description of interest in the following described real property:

#### LEGAL DESCRIPTION

A parcel of land situated in the NE1 /4 SW1 /4, Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:  
Beginning at a 1/2 inch iron pin on the Easterly line of McClellan Drive, said point being South 0° 16' East a distance of 138.43 feet from the Northeast corner of First Addition to Moyina, according to the duly recorded plat of said subdivision; thence South 0° 16' East along the Easterly line of McClellan Drive a distance of 115 feet to a 1/2 inch iron pin; thence North 89° 44' East a distance of 120 feet to a 1/2 inch iron pin; thence North 47° 52' East a distance of 39.73 feet to a 1/2 inch iron pin; thence North 42° 08' West a distance of 145.71 feet to a 1/2 inch iron pin; thence along a 30 foot radius curve to the left, a distance of 72.33 feet, more or less, to the point of beginning. (The bearings on the above described parcel of land are based on the Plat of First Addition to Moyina.)

The property is commonly known as: **1107 MCCLELLAN DR  
KLAMATH FALLS, OR 97603**

Said sale is made pursuant to a Writ of Execution and Foreclosure dated October 5, 2022, issued out of the Circuit Court of the State of Oregon for the County of Klamath writ issued where plaintiff is **FREEDOM MORTGAGE CORPORATION**, and defendant is **THE UNKNOWN HEIRS AND DEVISEES OF DENNIS E. HAAS AKA DENNIS HAAS AKA DENNIS HAAS; CINDY HAAS AKA CINDY M. HAAS AKA CINDY MARIE HAAS; STATE OF OREGON; OCCUPANTS OF THE PROPERTY.**

#### Important Notice to Debtor Regarding Redemption Rights:

1. You should be careful about offers to sell rights to surplus funds.
2. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4).
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

**Before bidding at the sale, a prospective bidder should independently investigate:**



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- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

**Conditions of Sale:** All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Klamath County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Judgement Creditor's Attorney:

**MCCARTHY & HOLTHUS, LLP**  
**920 SW 3<sup>RD</sup> AVE, 1<sup>ST</sup> FLOOR**  
**PORTLAND, OR 97204**  
**971-201-3200**

CHRIS KABER, SHERIFF  
Klamath County, Oregon

BY: 

Deputy

Posted: [www.oregonsheriffssales.org](http://www.oregonsheriffssales.org)