

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Sarah Parsons, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the _____

LEGAL #6187

ADVERTISEMENT OF FORECLOSURE LIST

FP 4032

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for _____

FOUR

(4 insertions) in the following issues:

MARCH 27, 1994

APRIL 7, 10, 17, 1994

Total Cost: \$1,929.84

Sarah L. Parsons

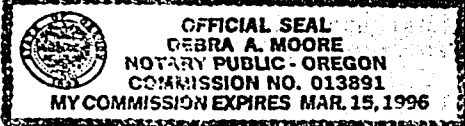
Subscribed and sworn to before me this 17th

day of APRIL 19 94

Debra A. Moore

Notary Public of Oregon

My commission expires 3-15-96



Return to Linda Seater

NOTICE OF SALE OF TAX FORECLOSED PROPERTIES

15386

Pursuant to an Order of the Board of County Commissioners dated Wednesday, March 23, 1994, I shall at 10:00 a.m. on Thursday, May 12, 1994, proceed to sell at auction at the Klamath County Fairgrounds, Blue Building, 3531 South 6th Street, Klamath Falls, Oregon, to the highest and best bidder, all of the right, title and interest of Klamath County in and to the following described real property situated in Klamath County, Oregon. The Board, or its delegate, reserves the right to accept or reject any bid.

The said property, all of which is situated in the County of Klamath, State of Oregon, is described as follows:

- 1) R-2369-013C0-01800
Key: 130777
Lot 1, Block 22, Tract 1082
Third Addition to River
Pine Estates
Lot size: 178 x 242
Mkt. Val \$5,400.00
Min. Bid \$2,500.00
- 2) R-2310-03610-08400
Key: 142081
Lot 4, Block 11, Tract 1060
Sun Forest Estates
Lot size: 745 x 300
Mkt. Val \$2,400.00
Min. Bid \$1,750.00
- 3) R-2409-03010-07900
Key: 155575
Lots 11 & 12, Block 31,
Town of Crescent
Lot size: 50 x 120
Mkt. Val \$1,500.00
Min. Bid \$700.00
- 4) R-3313-03300-01600
Key: 182705
The NW 41st 1/2 of the NW 1/4
1835' mt of Lot 7, Block 10,
Klamath Falls Forest Estates
Sycam Unit
Acreage: 9.85
Mkt. Val \$5,240.00
Min. Bid \$2,500.00
- 5) R-3407-015BA-02200 Improv
Key: 191697
Lot 2, Block 5,
Woodland Park
Acreage: 1.03
Mkt. Val \$14,430.00
Min. Bid \$6,500.00
- 6) R-3407-015NB-00400 Improv
Key: 191161
Lot 2, Block 7,
Woodland Park
Acreage: 1.02
Mkt. Val \$10,080.00
Min. Bid \$4,500.00
- 7) R-3409-019C0-00300
Key: 206985
An 80' strip of land adjacent
to & parallel with the Wly
property line of the following
described property between
Sprague River Highway & the
Nly bank of Sprague River
Acreage: .72
Mkt. Val \$1,400.00
Min. Bid \$800.00
- 8) R-3413-00000-07200
Key: 114012
The NW 4 of Section 2, Twp
34, Range 13 EWM
Acreage: 162.72
Mkt. Val \$28,480.00
Min. Bid \$18,000.00
- 9) R-3507-003AA-00600
Key: 220335
Lot 9, Block 7,
Chaliqua Drive
Lot size: 59 x 156.5
Mkt. Val \$1,500.00
Min. Bid \$850.00
- 10) R-3507-006AC-00500
Key: 224402
Lot 2, Block 15,
Tract 1053 Oregon Shores
Lot size: 90 x 125
Mkt. Val \$6,410.00
Min. Bid \$2,750.00
- 11) R-3507-006AC-05000
Key: 224858
Lot 22, Block 7,
Tract 1053 Oregon Shores
Lot size: 106 x 125
Mkt. Val \$6,410.00
Min. Bid \$2,750.00
- 12) R-3507-006CA-04600
Key: 228051
Lot 8, Block 4,
Tract 1853 Oregon Shores
Lot size: 75 x 126
Mkt. Val \$5,820.00
Min. Bid \$2,000.00
- 13) R-3507-007CD-09000
Key: 231573
Lot 14, Block 6,
Lotakonic Shores
Lot size: Irregular
Mkt. Val \$7,570.00
Min. Bid \$3,750.00
- 14) R-3507-017BD-03300
Key: 234696
Lot 20, Block 36,
Tract 1184 Oregon Shores
Unit 2 1st Addition
Lot size: 100 x 223
Mkt. Val \$8,150.00
Min. Bid \$3,500.00
- 15) R-3507-017CD-01500
Key: 237791
Lot 7, Block 30,
Tract 1184 Oregon Shores
Unit 2 1st Addition
Lot size: 100 x 160
Mkt. Val \$9,320.00
Min. Bid \$3,500.00
- 16) R-3507-017DC-01700
Key: 238718
Lot 17, Block 4,
Tract 1021 Williamson
River Knoll
Acreage: 1.28
Mkt. Val \$7,570.00
Min. Bid \$3,250.00
- 17) R-3507-018DA-03100
Key: 245513
Lot 10, Block 24,
Tract 1113 Oregon
Shores Unit 2
Lot size: 93 x 130
Mkt. Val \$9,320.00
Min. Bid \$3,500.00
- 18) R-3510-015BA-03500
Key: 259570
Lot 22, Block 4,
Klamath Forest Estates
Acreage: 3.90
Mkt. Val \$1,570.00
Min. Bid \$900.00
- 19) R-3510-01500-02400
Key: 259909
Lot 40, Block 4,
Klamath Forest Estates
Acreage: 2.9
Mkt. Val \$1,570.00
Min. Bid \$900.00
- 20) R-3510-015BO-03700
Key: 260130
Lot 50, Block 4,
Klamath Forest Estates
Acreage: 3.4
Mkt. Val \$1,570.00
Min. Bid \$900.00
- 21) R-3510-02400-01100
Key: 266485
The NW 1/4 NW 1/4 of Section
24, Twp 35, Range 10 EWM
Acreage: 20.00
Mkt. Val \$10,450.00
Min. Bid \$5,500.00
- 22) R-3511-00000-02700
Key: 275632
The SW 1/4 of Section 21,
Twp 35, Range 11 EWM
Acreage: 40.00
Mkt. Val \$9,690.00
Min. Bid \$4,750.00
- 23) R-3511-009D0-01600
Key: 276418
Lot 52, Block 6,
Oregon Pines
Lot size: Irregular
Mkt. Val \$1,830.00
Min. Bid 7,000.00
- 24) R-3511-009D0-05000
Key: 276365
Lot 96, Block 5,
Oregon Pines
Lot size: Irregular
Mkt. Val \$2,340.00
Min. Bid \$1,100.00
- 25) R-3511-015A0-01400
Key: 280077
Lot 57, Block 18,
Oregon Pines
Lot size: Irregular
Mkt. Val \$1,400.00
Min. Bid \$950.00
- 26) R-3511-015A0-03400
Key: 283623
Lot 1, Block 16,
Oregon Pines
Lot size: Irregular
Mkt. Val \$1,400.00
Min. Bid \$950.00
- 27) R-3512-00800-01500
Key: 291428
A portion of the
W2SE1/4 NW 1/4 of Section
25, Twp 35, Range 12 EWM
Acreage: 1.00
Mkt. Val \$1,000.00
Min. Bid \$750.00
- 28) R-3512-02500-00900
Key: 292711
The W2SE1/4 NW 1/4 of Section
25, Twp 35, Range 12 EWM
Acreage: 21.20
Mkt. Val \$8,420.00
Min. Bid \$4,500.00
- 29) R-3512-02500-01000
Key: 292720
All that portion of the
W2SE1/4 NW 1/4 of Section
25, Twp 35, Range
12 EWM
Acreage: 22.60
Mkt. Val \$9,040.00
Min. Bid \$5,000.00
- 30) R-3513-033A0-03700
Key: 297066
Lot 29, Block 15,
Tract 1010 First Addition to
Purgeson Mountain Pines
Lot size: 167 x 500
Mkt. Val \$3,270.00
Min. Bid \$1,100.00
- 31) R-3513-033A0-04900
Key: 296968
Lot 17, Block 19,
Tract 1010 First Addition to
Purgeson Mountain Pines
Lot size: Irregular
Mkt. Val \$3,270.00
Min. Bid \$1,100.00
- 32) R-3513-033C0-03100
Key: 297896
Lot 5, Block 23,
Tract 1010 First Addition to
Purgeson Mountain Pines
Lot size: 150 x 400
Mkt. Val \$3,270.00
Min. Bid \$1,100.00
- 33) R-3513-033D0-01700
Key: 297901
Lot 6, Block 23,
Tract 1010 First Addition to
Purgeson Mountain Pines
Lot size: 150 x 400
Mkt. Val \$3,270.00
Min. Bid \$1,100.00
- 34) R-3606-003AA-03500
Key: 308438
Lot 5, Block 9,
Arrowhead Village
Lot size: 100 x 117
Mkt. Val \$3,000.00
Min. Bid \$1,000.00
- 35) R-3606-003DA-05400
Key: 312593
Lot 188 of the SW portion of
Tracts B & C, Frontier Trails
Lot size: 50 x 175
Mkt. Val \$1,490.00
Min. Bid \$950.00
- 36) R-3809-019DA-01100
Key: 336102
A portion of the NE1/4 of
Section 19, Twp 38,
Range 9 EWM
Acreage: 1.15
Mkt. Val \$5,500.00
Min. Bid \$3,950.00
- 37) R-3809-02910-01800
Key: 300267
Lot 2, Block 115,
Russo Vista Addition to the
City of Klamath Falls
Lot size: 45 x 146
Mkt. Val \$7,420.00
Min. Bid \$3,500.00
- 38) R-3809-029CD-13100
Key: 368863
Lot 1, Block 31,
First Addition to Klamath
Falls
Lot size: 52 x 110
Mkt. Val \$6,360.00
Min. Bid \$2,950.00
- 39) R-3809-033BD-00800
Key: 478968
Lot 9, Block 14,
Industrial Addition
Lot size: 25 x 131
Mkt. Val \$4,370.00
Min. Bid \$750.00
- 40) R-3809-033BD-00900
Key: 478959
Lot 8, Block 14,
Industrial Addition
Lot size: 25 x 131
Mkt. Val \$1,090.00
Min. Bid \$750.00
- 41) R-3810-02500-00900
Key: 455331
A portion of the NW1/4 of
Section 25, Twp 38, Range
10 EWM
Acreage: 4.82
Mkt. Val \$5,300.00
Min. Bid \$2,300.00
- 42) R-3811-00350-00100
Key: 459471
Lot 5, Block 45,
Klamath Falls Forest Estates
Highway 66 Unit Plot No. 3
Lot size: 242 x 513
Mkt. Val \$5,240.00
Min. Bid \$2,000.00
- 43) R-3908-013AB-01800
Key: 495912
Lot 5, Block 5,
Fairhaven Heights
Lot size: 50 x 100
Mkt. Val \$4,800.00
Min. Bid \$2,750.00
- 44) R-3908-003C0-00500
Key: 533729
A portion of the SW1/4 of
Section 5, Twp 39, Range
9 EWM
Acreage: .13
Mkt. Val \$500.00
Min. Bid \$300.00
- 45) R-3909-007CD-04700
Key: 538092
Lot 24, Block 7,
Stewart
Lot size: 50 x 150
Mkt. Val \$2,000.00
Min. Bid \$1,100.00
- 46) R-3909-007CD-04900
Key: 538118
Lot 21, Block 7,
Stewart
Lot size: 50 x 150
Mkt. Val \$2,000.00
Min. Bid \$1,100.00

13) R-3587-0060A-00600 Key: 228275 Lot 4, Block 11, Tract 1853 Oregon Shores Lot size: 77 x 124 A.M.L. Val \$2,320.00 Mkt. Val \$2,750.00 Min. Bid \$2,750.00	14) R-3587-0060A-02000 Key: 228408 Lot 16, Block 11, Tract 1853 Oregon Shores Lot size: irregular Mkt. Val \$4,410.00 Min. Bid \$2,750.00	15) R-3587-0060B-01400 Key: 228729 Lot 18, Block 6, Tract 1853 Oregon Shores Lot size: 80 x 125 A.M.L. Val \$3,820.00 Mkt. Val \$2,750.00 Min. Bid \$2,750.00	16) R-3587-0060B-03400 Key: 228952 Lot 18, Block 9, Tract 1853 Oregon Shores Lot size: 84 x 124 A.M.L. Val \$5,820.00 Min. Bid \$2,750.00	17) R-3587-0060B-05900 Key: 229194 Lot 38, Block 16, Tract 1853 Oregon Shores Lot size: 85 x 115 A.M.L. Val \$4,410.00 Min. Bid \$2,750.00	18) R-3511-0100C-00600 Key: 276891 Lot 2, Block 12, Oregon Place Lot size: 170 x 356 A.M.L. Val \$1,400.00 Min. Bid \$950.00	19) R-3511-0100C-00680 Key: 276775 Lot 5, Block 11, Oregon Place Lot size: 171 x 334 A.M.L. Val \$1,400.00 Min. Bid \$975.00	20) R-3511-013A0-01400 Key: 279415 Lot 3, Block 45, Oregon Place Lot size: irregular Mkt. Val \$1,400.00 Min. Bid \$950.00	21) R-3511-013B0-00500 Key: 279461 Lot 4, Block 47, Oregon Place Lot size: 150 x 350 A.M.L. Val \$2,360.00 Mkt. Val \$1,000.00 Min. Bid \$1,000.00	22) R-3511-015A0-01200 Key: 283990 Lot 58, Block 18, Oregon Place Lot size: irregular A.M.L. Val \$1,400.00 Min. Bid \$950.00	23) R-3613-00100-01100 Key: 359854 Lot 2, Block 6, Ferguson Mountain Place Lot size: 215 x 620 Mkt. Val \$3,270.00 Min. Bid \$1,100.00	24) R-3711-01010-01700 Key: 388825 Lot 6, Block 5, Klamath Falls Forest Estates Highway 66 Unit Plat No. 1 Lot size: 200 x 491 Mkt. Val \$2,950.00 Min. Bid \$1,000.00	25) R-3711-020A0-02100 Key: 287815 Lot 26, Block 16, Klamath Falls Forest Estates Highway 66 Unit Plat No. 1 Lot size: 421 x 806 Mkt. Val \$10,150.00 Min. Bid \$4,750.00	26) R-3911-010B0-01800 Key: 605768 The Ely 16.66' of Lot 9 and all of Lot 10, Block 31, Grandview Addition to Downs Lot size: 66 x 137 Mkt. Val \$5,800.00 Min. Bid \$2,000.00	27) R-3911-010C0-00300 Key: 606035 A portion of the NE/4SW/4 of Section 18, Twp 29, Range 22 E Acreage: .60 Mkt. Val \$5,200.00 Min. Bid \$5,500.00	28) R-4035-01700-00900 Key: 623319 The SW/2SE/4SW/4 of Section 17, Twp 40, Range 3 E W/24 Acreage: 10.00 Mkt. Val \$7,670.00 Min. Bid \$3,500.00
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THE TERMS OF THIS SALE SHALL BE PAID BY CASH/CASHIER'S CHECK THE SAME DAY OF THE SALE ONCE YOU HAVE BEEN AWARDED THE PROPERTY(S). IF PAYMENT IS NOT RECEIVED THE SAME DAY THE AWARDED PARTY(S) BID WILL BECOME NULL AND VOID. IF THE PURCHASE PRICE IS \$1,000.00 OR LESS, THE FULL AMOUNT PLUS THE RECORDING FEE WILL HAVE TO BE PAID IN FULL. PROPERTIES PURCHASED WITH AN EXCESS OF \$1,000.01 MAY BE PURCHASED ON A CONTRACT BASIS WITH 25% DOWN PLUS THE RECORDING FEE AND THE REMAINING BALANCE CAN BE PAID UNDER A WRITTEN AGREEMENT OVER THE NEXT FIVE YEARS AT A RATE OF NINE (9) PERCENT PER ANNUM.

IF ANY REAL PROPERTY SO SOLD IS WHOLLY OR PARTIALLY WITHIN THE CORPORATE LIMITS OF ANY MUNICIPAL CORPORATION WHICH HAS FILED A NOTICE OF CLAIM AS PROVIDED BY ORS 275.130, SHALL BE GIVEN NOTICE THAT A BONA FIDE OFFER HAS BEEN RECEIVED BY SUCH COUNTY FOR THE PURCHASE OF SUCH PROPERTY. ALL MONEYS PAID ON ACCOUNT OF ANY PROPERTY PURCHASED BY ANY SUCH MUNICIPAL CORPORATION WITHIN 20 DAYS AFTER GIVING OF SUCH NOTICE SHALL BE REPAYED TO THE PERSONS PAYING THEM. INSTRUMENTS OF CONVEYANCE FOR ALL PROPERTY NOT SO PURCHASED BY SUCH MUNICIPAL CORPORATION SHALL BE EXECUTED UPON DEMAND AND THE DELIVERY OF THE SHERIFF'S CERTIFICATE OF SALE THEREFOR.

THE COUNTY SHALL NOT WARRANT OR DEFEND THE FEE SIMPLE TITLE OF REAL PROPERTY OFFERED FOR SALE TO BE FREE OF DEFECTS OR ENCUMBRANCES. THE COUNTY WILL SELL AND CONVEY BY QUIT CLAIM DEED ONLY SUCH TITLE AS THE COUNTY HAS ACQUIRED THROUGH FORECLOSURE. CONVEYANCE IS SUBJECT TO RECORDED EASEMENTS TO THE UNITED STATES OR ANY GOVERNMENT AGENCY THEREOF; AND CONVEYANCE DOES NOT GUARANTEE ACCESS OR SEPTIC TANK APPROVAL.

TITLE CONVEYED BY THE COUNTY DOES NOT WARRANT THAT PROPERTIES UNDER FOREST ZONING USE WILL ALLOW DWELLING OR STRUCTURES TO BE CONSTRUCTED ON SUCH PROPERTY. PURCHASERS ARE CAUTIONED TO CONSULT THE PLANNING DEPARTMENT FOR RULINGS ON INDIVIDUAL PARCELS.

THE COUNTY DOES NOT WARRANT THAT THE AWARDED BID REFLECTS THE TRUE ASSESSED VALUE OF PROPERTY CONVEYED AND RECOMMENDS THAT BIDDERS CONTACT THE COUNTY ASSESSOR'S OFFICE TO DETERMINE THE ASSESSED VALUE FOR TAX PURPOSES.

CARL BURKHART, Klamath County Sheriff

#6187 March 27, 1994 April 7, 10, 17, 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County
of May A.D., 19 94 at 3:11 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 15385

FEE \$none

Evelyn Biehn
By Michael J. Giff County Clerk