67302

09 02-94409 19 RCVD

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

KLAMATH COUNTY, a political) subdivision of the State of Orecon,)

Plaintiff,

Case No. 86-1-FR No. 3414 DEED TO COUNTY

Vol. 1294 Page 27525

vs.

WALLACE V. TEUSCHER, et al.,

Defendant.

This deed, made this <u>lst</u> day of September, 1994 between Michael R. Long, TAX COLLECTOR, Klamath County, State of Oregon, "Grantor", and KLAMATH COUNTY, apolitical subdivision of the State of Oregon, "Grantee"

WITNE SSETH

WHEREAS, pursuant to a Judgment Decree and Order of the Circuit Court of the State of Oregon, in and for the County of Klamath, duly made and entered on the 30st day of July, 1985, in a suit wherein the said Hlamath County, Oregon, was Plaintiff and Wallace V. Teuscher, et al. were Defendants, the hereinafter described real property was, by said Judgment Decree and Order, sold subject to redemption to Klamath County, Oregon; and

WHEREAS, the said real property was originally deeded to Klamath County, Oregon on December 9, 1986, which deed was subsequently set aside by Order of the Klamath County Commissioners dated June 22, 1994; and

WHEREAS, the foreclosure process continued; and

WHEREAS, the foreclosure was accelerated for waste of the property in accordance with ORS 312.122 and Klamath County Ordinance Chapter 600; and

WHEREAS, at the rearing required by Klamath County Ordinance Chapter 600 held on August 1, 1994 and there was no opposition to acceleration of the foreclosure; and

WHEREAS, in pursuance of the laws of the State of Oregon for and in consideration of the Judgment Decree and Order and acceleration of foreclosure as aforesaid, I have this day executed

DEED TO COUNTY - Page 1 of 2

this Deed conveying to the Klamith County, a political subdivision of the State of Oregon, the following described real property, to wit:

R-3809-03500-0(40)-000: That Parcel I describes being Lots 1, 2, 3, 7, and 8 of Enterprise Tracts, Klamath County;

R-3809-03500-00500-000: That Parcel II describes being Lots 9 and 10 of Enterprise Tracts, Klamath County; Deed Volume M86, Page 22598, Klamath County, Oregon,

Said Defendants wither owned or had an interest in the described parcel of real property, bearing the tax-foreclosure list number as indicated and for the amount of judgment as indicated, all respectively, for the parcel sold by said foreclosure to the said Klamath County, Oregon, and not redeemed as provided by law;

NOW, THEREFORE, I, MICHAEI R. LONG, Grantor aforesaid, in consideration of the premises and by virtue of the statutes of the State of Oregon, in such cases made and provided, so hereby grant, bargain, sell, and convey unto Klamath County, Oregon, as Grantee aforesaid, and its assigns forever, the parcel of real property hereinbefore described as full and completely as Grantor can by virtue of the premises convey the same.

Given under my hand officially this $\frac{1}{\sqrt{2}}$ day of September, 1994.

Michael R. Long Tax Collector Klamath County Oregon

27526

STATE OF OREGON

DEED TO COUNTY

County of Klamath

On this, the \cancel{bl} day of September, 1994, before me, as County Clerk in and for Klanath County, State of Oregon, personally came the within named Michael R. Long, Tax Collector of said County and State, known to me to be the individual described in, and who, as such Tax Collector, executed the above deed and acknowledged to me that he executed the same.

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IN WITNESS WHEBIGE. I have recento set my hand and official seal the day and seal with this certificate first above written.

Evelyn Biehn, County Clerk Klamath County, Oregon

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 _____

<u>LEGAL #6544</u>	
FP1585	
NOTICE OF HEARING	

a printed copy of which is hereto annexed, was published in the entre ssue of said newspaper for ______

<u>ONE</u>
(<u>1</u> insertions) in the following issues
Total Cost: <u>\$1.1.42</u>
Total Cost: <u>sline42</u>
Subscribert and sworn to before meithis
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Notary Public / f Or > on
ALL OFFICIAL STALL

DEBRA A. HORE NOTHEY SUBU OREGON IN MEDRICA - P. 013391

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ABAY IDOMMENT The Board of Count Domment Shalls by 100 Ambon Mondal August 1994 al 409 Fine Sheet 2nd Eloor I lamath Eails OR 9761 hold a hearing for the surpose of de-termine for whether properties being de-scribect is: PARCIE I Loss 1, 2, 3 7 and 3 of Enterprise Tracts, Samath County Or Fine Prose Tracts Klamath County, Ore gon-COMMENT AB/ Beginn i Jatthe South Beginn (1 at the South west ccr ter: of Lot 9; of Enterpt ise 1. Tracts; thence N 1023'06", west; 349:03 f ent; thence N8991'2' 1 East; 687:90 feet to a 5/8" from rod on the E isterly line; of said Lct 9; thence S00952'st "East; 350.16 feet to a 5/8" from rod. said irch rod being the Southed it corner of said Lot 9; thence S89917:4 West, 690.93 feet to it e point of be-east corner of Lot 5 of said Enter irise Tracts; said Enter prise racis, thence, virtherity on the east i oundary of Lot 5 to the Northeast corner of 1 of 5, thence Westerly in the North boundary if Lot 5 to the Westeriy in the norm boundary is fLot 5 to the Northwest Logram of the Northwest Logram of the Lot 5; the rass Southeriy on the west boundary of Lot 5, to 1 & Northeriy boundary is the vacat-ed portion of, Shadow Hills 1, Klain the County, Oregon? Estherized Northeriy Joundary to the Northeriy Joundary to the Northeri Joundary to the Northeri Storner of Said Shad Willis 1; thence S03 2:16° East on the East riv Bound-Dry. of southeride west on the Southeride west on the Southeride Stad Northerid Stad Shadow Hills 1, Southeride West on the Southeride Stad Southeride Stad Stad Shadow Hills 1; thence S04 persons and shad ow Hills 1, STad feet 400° West heasterly sald Shad 57.07 feet 100° Shad 57.07 feet CYA HIILS-1, hence te badow H

Statth Dormdary of Lot Suith Dormdary of Lot 9 Disdle Enterprise 1 drs 1 thence Eastar 1 your the South Bound ary of said Lots 8 and 5 to the Southeast corner 01 said Lot, 5 to the printer beginning PUNCELAVI Beginning at the Northeast corner of Lott, Block 3 of the rV Gated: period a float 11 Block 3 of the Y (Galed portion of Shadow Hills-12 mence 30 /2016 East along the Part Doundary of the Part Doundary of the Vacated portion of Shadow Hills 1 475(80 feet; thence continuing along the boundary of said Vacated portion of Shadow Hills 1 corner of Lot 34, Block 21 Vacated portion of Shadow Hills 11 thence No^c 42'161 West, 140.00 feet to the Northwest corner of Lot 35, Block 2; thence N89º17'44 East, 145,00 feet to the East, 145,00 ree: 10 me beginning of a 20 foot radius curve concave to the southwest; thence southeasterly thence: southeasterily along the arc of said curve 31.42 ried to the north line of the vacat-ed Black Mountain Drive right-of-way; thence N89917'44" East, 60.00 feet across vacat-ed Black Mountain edi Black Mountain Drive to the beginning of a 20 foot radius curve concave to the southeast; thence northeasterly along the northeasterly along the arc of said curve 31.42 feet; thence N89°17'44" East along the north line of Lot 1, Block 3 ed Black Mountain Line of Lot 1, Block 3 Vacated portion of Shacow Hills-1 130.00 feet to the point of besinning.

should be deeded to the county under ORS 312.180, According to the records of the Tax Collector parties known as Wallace V. Teuscher, Husband & Wife, Asghar R. Sadri, Frank T. Glaser & Mary E. Glaser, Husband & Wife, Seattle first National Bank, City of Klamath Falls and Oregon Municipal Corporation and Enterprise Irriga-Ion District may have an Interast Inthe real properties are subject ed to waste and/or abandonment the propeffies will be deed to the County Immediately after the expiration of thirty (30) days from the date of the hearing. Every right or interest of any person In the properties will be for feited, forever, to the County, unless the properties are redeemed with the thirty (30) day period between, the hearing any the deeding of the properties 20 Klamath County, 1994

BOARL OF COUNTY COMMISSIONERS

KL. MATH COUNTY, OREGON

IN THE MATTER OF REMOVING CERTAIN PROPERTIES FROM THE TAX COLLECTUR'S DEED ORDER NO. 94 - 184_

27528

WHEREAS, on this name before the Clamath County Board of Commissioner's it appears those parcels being:

HARGE LE Stors 1: 2: 352 and 8 of Enterpris Tracks, Klamath County: "Oregony

PARCEL II: Lots 9 and 10 of interprise True ts, Klamath County, Oregon.

EXCEPTING THEREFROM the following: Deginning at the Southwest corner of Lot 9 of Enterprise Tracts; thence N(1)°2: '06" West, 3±1.03 feet; thence N39°12'38" East, 687.90 feet to a 5/8" iron rod on the Easterl 1 line of saia Lot 9; thence S00°52'56" East, 350.16 feet to a 5/8" iron rod, said iron rcd being the South ast corner of said Lot 9; thence S89°17'44" West, 690.93 feet to the point of beginning.

PARCEL III: Lot 4 of Enterprise Tracts, Klan usth County, Oregon. Together with:

Beginning at the Southeas: corner of Los 5 of said Enterprise Tracts; thence Northerly on the east boundary of Lot 5 to the Northeast corner of Lot 5; thence Westerly on the North boundary of Lot 5 to the Northest corner of . ot 5; thence Southerly on the west boundary of Lot 5 to the Northerly boundary of the vacare 1 portion of Shadow Hills-1, Klamath County, Oregon: thence N89°17'44" East on said Northerly boundary to the Northeast corner of said Shadow Hills-1; thence S0°12'15" East on (1) Easterly boundary of said Shadow Hills-1, 475.69 feet; thence S30°14'(0") Test on the Southeasterly boundary of said Shadows Hills-1, 357.47 feet; thence leaving said hadow Hills-1 boundary and continuing S30°14'00" West to the South boundary of Lot 6 of said Enterprise Tracts; thence Easterly on the South boundary of said Lots 6 and 5 to the South east corner of said Lot 5 to the point of beginning.

PARCEL IV: Beginning it the Northuist corner of Lot 1, Block 3 of the Vacated portion of Shadow Hills-1; there S0°42'16" Sast along the east boundary of the Vacated portion of Shadow Hills-1 415.65 feet; thence continuing along the boundary of said Vacated portion of Shadow Hills-1 S3'0'-00" West 357 47 feet to the most Easterly corner of a parcel of land described in deed Volume MT3, Page 4117 N5+°13'48" West 286.77 feet and N0°42'16" West 406.05 feet to the Southwest corner of Lot 34, Block 3 Vacated portion of Shadow Hills-1: thence N0°42'16"

C915 C68 C055 01:60 \$6/10/60

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West, 140.00 feet to the Northwest corner of 1 it 35, Block 2; thence N89°17'44" East, 145.00 feet to the beginning of a 21 fout radius curve concave to the southwest; thence southeasterly along the arc of said curve 31. '2 feet to the 1 orth line of the vocated Black Mountain Drive right-of-way; thence N89°11'44' East, 60.00 jeet across vacated Black Mountain Drive to the beginning of a 20 foot radius curve concave 11 the southeast; thence northeasterly along the arc of said curve 31.42 feet; th arce N89°17'44" East along the north line of Lot 1, Block 3 Vacated portion of Shadow Hills-1 130.00 feet to the point of beginning.

was on Foreclosure #414 and was deeded to Clamath County on Volume M86, Page 22598; and

WHEREAS, certain parties holding as interest on the parcel were not served notice of foreclosure during the redentation period; and

NOW THEREFORE, is sordered that the above described parcel is removed from the foreclosure deed recorded on volume M86, P is 22598; and 12.91776

IT IS FURTHER O. ADI RED, that the Judgment and Decree dated July 30, 1985, for Foreclosure #414 is still effective and the for closure is to proceed as required by law.

BOARD OF COUNTY COMMUNISIONERS

Wes Sine, Chairman of the Bould

Jean Elzner, County Convint ioner

Ed Kentner, County Commissioner

08/01/84 08:11 52203 883 2783

Please notify the following part is in regard 10 the legal descriptions below:

Wallace V. Teuscher 3216 NE 106th Avenue Loop Vancouver, WA 98684

Wallace V. Teuscher 203 East Reserve Street Vancouver, WA 98661

Wallace V. Teuscher 300 W. 39th Street Vancouver, WA 98661

Joan W. Teuscher aka Joan Teuscher 3216 NE 106th Avenue Loop Vancouver, WA 98684

Joan W. Teuscher aka Joan Teuscher 203 East Reserve Street Vancouver, WA 98661

Joan W. Teuscher aka Joan Teuscher 300 W. 39th Street Vancouvar, WA 98661

Asghar R. Sadri 203 East Reserve Street Vancouver, WA 98661

Asghar R. Sadri P. O. Box 2062 Vancouver, WA 98668

Frank T. Glaser % F. T. Glaser Trustee 5460 Davidson Street SE Albany, OR 97321

Mary E. Glaser % F. T. Glaser Trustee 5460 Davidson Street SE Albany, OR 97321

Seattle First National Bank Attn: Special Credits Dep. 800 5th Avenue FAB - 29 Seattle, WA 98104

City of Klamath Falls Attn: MaryAnn Young P.O. Box 237 Klamath Falls, OR 97601

Enterprise Irrigation District Attn: Don Russell 4806 Highway 39 Klameth Falls, OR 97603

Parcel I describes R-3809.03.5 10-00400 ben 3: Lots 1, 2, 3, 7 and 8 of Enterprise Tracts, Klamath County, Oregon.

Parcel II describes R-3809-03.5 10-00500 being: Lots 9 and 10 of Enterprise Tracts, Klamath County, Oregon.

EXCEPTING THEREFROM he following. Beginning at the Southwest corner of Lot 9 of Enterprise Tracts; thence NOO". 3'06" West, 3 49.03 feet; thence N89°12'38" East, 687.90 feet to a 5/8" iron rod on the Easterly line of sait Lot 9: thence SOO°52'56" East, 350.16 feet to a 5/8" iron rod, said iron rod being the Southeast corner of said Lot 9; thence S89°17'44" West. 690.93-feet to the point of beginning.

Parcel III describes R-3805-03:00-00700 behg: Lot 4 of Enterprise Tracts, Klamath County, Oregon. Together with:

Beginning at the Southeast corner of Lot 5 of said Enterprise Tracts; thence Northerly on the east boundary of Lot 5 to the Northeast corner of Lot 5; thence Westerly on the North boundary of Lot 5 to the North sest corner of Lot 5; thence Southerly on the west boundary of Lot 5 to the Northerly boundary of the vacual ediportion of Shadow Hills-1. Klamath County, Oregon, thence N89°17'44'' East on said Nowherly boundary to the Northeast corner of said Shadow Hills No. 1; thence $S0^{\circ} \cdot 2'16''$ East on the Easterly boundary of said Shadow Hills No. 1, 475.69 feet; thence $S30^{\circ} \cdot 4'(1)$ " West on the Southeasterly boundary of said Shadows Hills No. 1, 357.47 feet; thence \ln wing said Shadow Hills No. 1 boundary and continuing

S30°14'00" West to the South roundary of I_{L} t 6 of said Enterprise Tracts; thence Easterly on the South boundary of said Los's 6 and 5 to the Southeast corner of said Los's to the point of beginning.

Parcel IV describes R-3819-0: 5CB-00200 5 ing: Beginning at the Northeast corner of Lot I, Block 3 of the Vacated portion of Shadow Hills-1; thence S00°42'16" East along the east boundary of the Vacated portion of Shadow Hills-1 475.69 feet: thence continuing along the boundary of said Vacated portion of Shadow Hills-1 S30°14'00" West 357.47 feet to the most Easterly corner of a parcel of and described in deed Volume M73, Page 4117; thence along the boundary of said dead ' olume M73, l'age 4117 N54°18'48" West 286.77 feet and N0°42'16" West 406.05 feet in the Southwes' corner of Lot 34, Block 2 Vacated portion of Shadow Hills-1; thence N0°42 16" West, 14') 00 feet to the Northwest corner of Lot 35, Block 2; thence N89°17'44" East 1.4'i.00 feet to the beginning of a 2U foot radius curve concave to the southwest; thence southeasterly along the arc of said curve 31.42 feet to the north line of the vacated Black Mountain 1) five to the beginning of a 20 foot radius curve concave to the southeast; thence northeasterly along the arc of said curve 31.42 feet to the north line of the vacated Black Mountain 1) five to the beginning of a 20 foot radius curve concave to the southeast; thence northeasterly along the arc of said curve 31.42 feet; thence N89°17'44" East along the north line of Lot 1, 3lock 3 Vacan d portion of Shadow Hills-1 130.00 feet to the point of beginning.

X.

00/01/04 08:15 **62:203 883 2183**

BOARD OF COUNT & COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF DECLARING A FOR FEITURE) OF REDEMPTION RIGHTS ON TAX FOR 3CLOSED) PROPERTIES AND DECLARING AN EMERGENCY ON) PROPERTIES BELONGIN(IT) WALLACE V. TEUSCHER) & JOAN W. TEUSCHER, HUS 3AND & WIFE, ASGHAR) R. SADRI. FRANK T. GLASER & MARY I. GLASER,) HUSBAND & WIFE, SEATTLE FIRST NATIONAL BANK,) CITY OF KLAMATH FALLS, NOREGON MUNICIPAL) CORPORATION AND ENTISE IRRIG ATION DIS-) TRICT

ORDER NO. 95-009

WHEREAS, the Board of County Commissioners determined that properties commonly known as being described as:

PARCEL 1: Lots 1. 2, 3, 7 and of Enterprise Tracts, Klamath County, Oregon

PARCEL II: Lots 9 and 10 of Enterprise Tracts, Klamath County, Oregon.

EXCEPTING THEREFROM the following: Beginning at the Southwest corner of Lot 9 of Enterprise Tracts: thence NO()'25 06" West, 3-1.).03 feet; thence $1.89^{\circ}12'38"$ East, 687.90 feet to a 5/8" iron rod on the Easterly line of said Lot 9: thence SO(°52'56" East. 350.16 feet to a 5/8" iron rod, said iron rod being the Southwast corner of said Lot 9: thence S89°17'44" West, 690 93 feet to the point of Leginning.

PARCEL III: Lot 4 of Enterprise Tracts, Klewath County, Oregon. Together with:

Beginning at the Southeast corner of Let 5 of said Enterprise Tracts thence Northerly on the east boundary of Lot 5 to be Northeast corner of Lot 5; thence Westerly on the North boundary of Lot 5 to the Northwest corner of 1 of 5, thence Southerly on the west boundary of Lot 5 to the Northerly boundary of the vacated portion of Shadow Hills-1 Klamath County. Oregon; thence N89°17'44" East on said Northerly boundary to the Northeast corner of said Shadow Hills-1: thence S0°41'1t' East on the Easterly boundary of said Shadow Hills-1, 475.69 feet; thence S30°14'00'' West on the Southeasterly houndary of said Shadows Hills-1, 357.47 feet; thence leaving said Shadow Hills-1 boundary and continuing S30°14'00'' West to the South boundary of Lot 6 of said Enterprise Tracts; thence Easterly on the South boundary

of said Lots 6 and 5 to the Southeast corr er of said Lot 5 to the point of beginning.

PARCEL IV: Beginning at he Northeast corner of Lot 1, Block 3 of the Vacated portion of Shadow Hills-1; thence $50^{\circ} \cdot 2'16''$ East along the east boundary of the Vacated portion of Shadow Hills-1 475.69 feet; hence contin ing along the boundary of said Vacated portion of Shadow Hills-1 530°14'/0" Vest 357.47 feet to the most Easterly corner of a parcel of land described in deed Volume M'3, Page 41'; thence along the boundary of said deed Volume M73. Page 4117 N54°18'4' "West 28'. "7 feet and N0°42'16" West 406.05 feet to the Southwest corner of Lot 34, Block 2 Vacated portion of Shadow Hills-1; thence N0°42'16" West. '40.00 feet to the Northwest corner of Lot 35, Block 2 thence N89°17'44" East, 145.00 feet to the beginning of a 20 pot radius curve concave to the southwest; thence southeasterly along the arc of said curve 31.42 feet to the north line of the vacated Black Mountain Drive right-of-way; thence N89'17'44" East, 60+0 feet across vacated Black Mountain Drive to the beginning of a 20 foot radius curve concave to the southeast; thence northeasterly along the arc of said curve 31.42 feet, thence N89'17'44" East along the north line of Lot 1, Block 3 Vacated portion of Shadow fills-1 130.00 feet to the point of beginning.

WHEREAS, a Notice of Hearing Jursuant to Chapter 600, Section 600.200 of the Klamuth County Code was is used on More ay, June 27, 1994; and

WHEREAS, on Monety, August 1 '994, the Board of County Commissioner's held a hearing on the issue of wheth r a forfeiture should be ordered; and

WHEREAS, the evider ce in that he tring showed that the properties in question have not been occupied for more than six months and that the properties have been subjected to substantial waste in the form of the properties caused by being abandoned and parties unknown entering onto the real properties, thereby reducing the value of the foreclosed properties; and

WHEREAS, the normal date of explication of the redemption period is June 24, 1995, on the above described real properties: an ϵ

NOW, THEREFORE, 'T IS HERELY ORDERED, that the redemption period for the above described real properties will be accelerated and the real properties deeded to the County thirty (30) days from the date of this Order. This so determines that every right or interest of any person in regard to the above described real properties will be forfeited forever to the County.

This Order entered by the Board e_1 County Commissioner's shall be filed with the Klamarh County Clerk and shall be served $\frac{1}{2}$ first class mail upon the Tax Collector and any

person who appeared in the maring or who stated their opinion by mail <u>within two</u> working days of entry of such Order. This Order stall te effective after the expiration of thirty (30) days from the date of this Order, at which t me the Tax Collector shall deed the properties to Klamath County.

DONE and DATE!) this 1st way of August 1994.

Board of County Commissiones's

Wes Sine, Chairman of the Bo rd

Jean Elzner, County Conmissioner

<u>OUT OF OFFICE</u> Ed Kerther, County Commissioner

STATE OF OREGON: COUNTY OF KLAM (TH: ss.

 File1 for record at request of ________Klamath_County _______the ______the ______the _____the _____day

 of ________Needs _______on Page ______7525 ______

 of ________Needs _______on Page ______7525 ______

 Evelyn Biehn County Clerk

 FHE none

Return: Commissioners (ffice/Linca