

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

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

Plaintiff, )

vs. )

WALLACE V. TEUSCHER, et al., )

Defendant. )

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

This deed, made this 1st day of September, 1994 between Michael R. Long, TAX COLLECTOR, Klamath County, State of Oregon, "Grantor", and KLAMATH COUNTY, a political subdivision of the State of Oregon, "Grantee".

WITNESSETH

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 Klamath 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 hearing 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

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

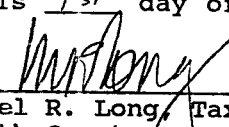
R-3809-03500-00400-000: That Parcel I describes being Lots 1, 2, 3, 7, and 8 of Enterprise Tracts, Klamath County;

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 either 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, MICHAEL 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 1<sup>ST</sup> day of September, 1994.

  
Michael R. Long, Tax Collector  
Klamath County, Oregon

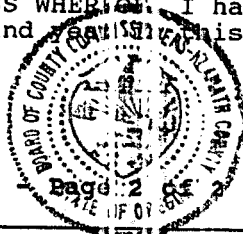
STATE OF OREGON

ss.

County of Klamath

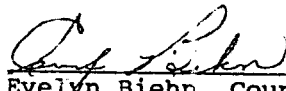
On this, the 1<sup>st</sup> day of September, 1994, before me, as County Clerk in and for Klamath County, State of Oregon, personally came the within named Michael R. Long, Tax Collector of said County and State, known to me to be the individual described in, and who, as such Tax Collector, executed the above deed and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



DEED TO COUNTY

Page 2 of 2

  
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

LEGAL #6544

FF #585

NOTICE OF HEARING

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

ONE

(1 insertion) in the following issues:

JULY 1, 1994

Total Cost: \$11.42

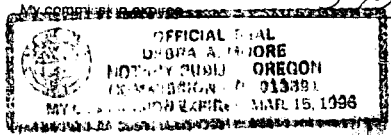
Subscribed and sworn to before me this

1ST

day of JULY 19 94

*Douglas Moore*

Notary Public for Oregon  
3/19 1996



**NOTICE OF HEARING**  
The Board of Commissioners of Klamath County, Oregon, shall, on Monday, August 1, 1994, at 4:00 p.m., hold a hearing for the purpose of determining whether the properties being described in the following parcels are subject to abandonment under ORS 312.180. According to the records of the Tax Collector parties known as Wallace V. Teuscher & Joan W. 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 Irrigation District may have an interest in the event that the County determines that the real properties are subject to waste and/or abandonment the properties will be deemed 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 forfeited forever to the County, unless the properties are redeemed with the thirty (30) day period between the hearing and the deeding of the properties to Klamath County. #6544 July 1, 1994

**PARCEL I:** Lots 1, 2, 3, 7 and 8 of Enterprise Tracts, Klamath County, Oregon.

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

**EXCEPTED THEREFROM:** The following: Beginning at the Southwest corner of Lot 9 of Enterprise Tracts; thence N 09°23'04" West, 349.03 feet; thence N 89°12'31" East, 687.90 feet to a 5/8" iron rod on the easterly line of said Lot 9; thence S 00°52'51" East, 350.16 feet to a 5/8" iron rod, said iron rod being the Southeast corner of said Lot 9; thence S 89°17'44" West, 690.93 feet to the point of beginning.

**PARCEL III:** 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 Northwest corner of Lot 5; thence Southerly on the west boundary of Lot 5 to the vacated portion of Shadow Hills-1, Klamath County, Oregon; thence N 89°17'44" East on said boundary to the Northeast corner of Lot 5; thence Southerly on the easterly boundary of said Shadow Hills-1; thence S 03°21'16" East on the easterly boundary of said Shadow Hills-1; thence S 65°46'00" West on the Southeast boundary of said Shadow Hills-1; thence S 77°47'00" East on the point of beginning.

thence 100' West to the South boundary of Lot 6 of said Enterprise Tracts; thence Easterly on the South boundary of said Lots 4 and 5 to the Southeast corner of said Lot 5 to the point of beginning.

**PARCEL IV:** Beginning at the Northeast corner of Lot 1, Block 3 of the Vacated portion of Shadow Hills-1; thence S 0°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 S 30°14'00" West, 357.47 feet to the most Easterly corner of a parcel of land described in deed Volume M73, Page 4117; thence along the boundary of said deed Volume M73, Page 4117 N 54°18'48" West, 286.77 feet and N 0°42'16" West, 406.05 feet to the Southwest corner of Lot 34, Block 2, Vacated portion of Shadow Hills-1; thence N 0°42'16" West, 140.00 feet to the Northwest corner of Lot 35, Block 2; thence N 89°17'44" East, 145.00 feet to the beginning of a 20 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 Drive right-of-way; thence N 89°17'44" East, 60.00 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 N 89°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.

should be deemed to the county under ORS 312.180. According to the records of the Tax Collector parties known as Wallace V. Teuscher & Joan W. 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 Irrigation District may have an interest in the event that the County determines that the real properties are subject to waste and/or abandonment the properties will be deemed 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 forfeited forever to the County, unless the properties are redeemed with the thirty (30) day period between the hearing and the deeding of the properties to Klamath County. #6544 July 1, 1994

## BOARD OF COUNTY COMMISSIONERS

## KLAMATH COUNTY, OREGON

IN THE MATTER OF REMOVING CERTAIN  
PROPERTIES FROM THE TAX COLLECTOR'S  
DEED

) ORDER NO. 94 - 184  
)  
)

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

PARCEL I: Lots 1, 2, 3, 4 and 8 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  $N07^{\circ}21'06''$  West, 344.03 feet; thence  $N89^{\circ}12'38''$  East, 687.90 feet to a  $5/8''$  iron rod on the Easterly line of said Lot 9; thence  $S00^{\circ}52'56''$  East, 350.16 feet to a  $5/8''$  iron rod, said iron rod being the Southwest corner of said Lot 9; thence  $S89^{\circ}17'44''$  West, 690.93 feet to the point of beginning.

PARCEL III: 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 Northwest corner of Lot 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  $N89^{\circ}17'44''$  East on said Northerly boundary to the Northeast corner of said Shadow Hills-1; thence  $S0^{\circ}12'15''$  East on the Easterly boundary of said Shadow Hills-1, 475.69 feet; thence  $S30^{\circ}14'00''$  West on the Southeasterly boundary of said Shadow Hills-1, 357.47 feet; thence leaving said Shadow Hills-1 boundary and continuing  $S30^{\circ}14'00''$  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 corner of said Lot 5 to the point of beginning.

PARCEL IV: Beginning at the Northwest corner of Lot 1, Block 3 of the Vacated portion of Shadow Hills-1; thence  $S0^{\circ}42'16''$  East 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  $S37^{\circ}14'00''$  West 351.47 feet to the most Easterly corner of a parcel of land described in deed Volume M73, Page 117; thence along the boundary of said deed Volume M73, Page 117  $N5^{\circ}18'48''$  West 286.77 feet and  $N0^{\circ}42'16''$  West 406.05 feet to the Southwest corner of Lot 34, Block 2 Vacated portion of Shadow Hills-1; thence  $N0^{\circ}42'16''$

West, 140.00 feet to the Northwest corner of Lot 35, Block 2; thence N89°17'44" East, 145.00 feet to the beginning of a 20 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 Drive right-of-way; thence N89°17'44" East, 60.00 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 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

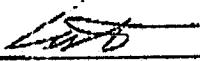
WHEREAS, certain parties holding an interest on the parcel were not served notice of foreclosure during the redemption period; and


NOW THEREFORE, it is ordered that the above described parcel is removed from the foreclosure deed recorded on Volume M86, Page 22598; and 12-9-1994

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

DONE and DATED this 22nd day of June, 1994.

BOARD OF COUNTY COMMISSIONERS

  
Wes Sine, Chairman of the Board

  
F. Jean Elzner, County Commissioner

  
Ed Keutner, County Commissioner

Please notify the following parties in regard to 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  
Vancouver, 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 Dept.  
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  
Klamath Falls, OR 97603

Parcel I describes R-3809-03510-00400 being: Lots 1, 2, 3, 7 and 8 of Enterprise Tracts, Klamath County, Oregon.

Parcel II describes R-3809-03510-00500 being: 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 N00°13'06" West, 319.03 feet; thence N89°12'38" East, 687.90 feet to a 5/8" iron rod on the Easterly line of said Lot 9; thence S00°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-3809-03510-00700 being: 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 Northwest corner of Lot 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 No. 1; thence S0°2'16" East on the Easterly boundary of said Shadow Hills No. 1, 473.69 feet; thence S30°4'01" West on the Southeasterly boundary of said Shadows Hills No. 1, 357.47 feet; thence leaving said Shadow Hills No. 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 corner of said Lot 5 to the point of beginning.*

*Parcel IV describes R-3819-0: 5CB-00200 being: Beginning at the Northeast corner of Lot 1, 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 deed Volume M73, Page 4117 N54°18'48" West 286.77 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, 140.00 feet to the Northwest corner of Lot 35, Block 2; thence N89°17'44" East 145.00 feet to the beginning of a 20 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 Drive right-of-way; thence N89°17'44" East, 60.00 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 Hills-1 130.00 feet to the point of beginning.*



## BOARD OF COUNTY COMMISSIONERS

## KLAMATH COUNTY, OREGON

IN THE MATTER OF DECLARING A FORFEITURE ) ORDER NO. 95-009  
 OF REDEMPTION RIGHTS ON TAX FORCLOSED )  
 PROPERTIES AND DECLARING AN EMERGENCY ON )  
 PROPERTIES BELONGING TO WALLACE V. TEUSCHER )  
 & JOAN W. TEUSCHER, HUSBAND & WIFE, ASGHAR )  
 R. SADRI, FRANK T. GLASER & MARY E. GLASER, )  
 HUSBAND & WIFE, SEATTLE FIRST NATIONAL BANK, )  
 CITY OF KLAMATH FALLS, AN OREGON MUNICIPAL )  
 CORPORATION AND ENTERPRISE IRRIGATION DIS- )  
TRICT )

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

PARCEL I: Lots 1, 2, 3, 7 and 8 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 N00°25'06" West, 341.03 feet; thence N89°12'38" East, 687.90 feet to a 5/8" iron rod on the Easterly line of said Lot 9; thence S00°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: 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 Northwest corner of Lot 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°42'16" East on the Easterly boundary of said Shadow Hills-1, 475.69 feet; thence S30°14'00" West on the Southeasterly boundary of said Shadow 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 corner of said Lot 5 to the point of beginning.

**PARCEL IV:** Beginning at the Northeast corner of Lot 1, Block 3 of the Vacated portion of Shadow Hills-1; thence  $S0^{\circ}2'16''$  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  $S30^{\circ}14'00''$  West 357.47 feet to the most Easterly corner of a parcel of land described in deed Volume M73, Page 4117; thence along the boundary of said deed Volume M73, Page 4117  $N54^{\circ}18'40''$  West 281.77 feet and  $N0^{\circ}42'16''$  West 406.05 feet to the Southwest corner of Lot 34, Block 2 Vacated portion of Shadow Hills-1; thence  $N0^{\circ}42'16''$  West 140.00 feet to the Northwest corner of Lot 35, Block 2 thence  $N89^{\circ}17'44''$  East 145.00 feet to the beginning of a 20 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 Drive right-of-way; thence  $N89^{\circ}17'44''$  East 60.00 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  $N89^{\circ}17'44''$  East along the north line of Lot 1, Block 3 Vacated portion of Shadow Hills-1 130.00 feet to the point of beginning.

**WHEREAS**, a Notice of Hearing pursuant to Chapter 600, Section 600.200 of the Klamath County Code was issued on Monday, June 27, 1994; and

**WHEREAS**, on Monday, August 1, 1994, the Board of County Commissioner's held a hearing on the issue of whether a forfeiture should be ordered; and

**WHEREAS**, the evidence in that hearing 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 expiration of the redemption period is June 24, 1995, on the above described real properties; and

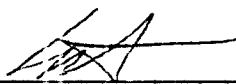
**NOW, THEREFORE, IT IS HEREBY ORDERED**, that the redemption period for the above described real properties will be accelerated and the real properties deeded to the County thirty (30) days from the date of this Order. This so determines that every right or interest of any person in regards to the above described real properties will be forfeited forever to the County.

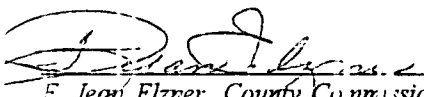
This Order entered by the Board of County Commissioner's shall be filed with the Klamath County Clerk and shall be served by first class mail upon the Tax Collector and any

person who appeared in the hearing or who stated their opinion by mail within two working days of entry of such Order. This Order shall be effective after the expiration of thirty (30) days from the date of this Order, at which time the Tax Collector shall deed the properties to Klamath County.

DONE and DATED this 1st day of August, 1994.

Board of County Commissioners

  
Wes Sine, Chairman of the Board

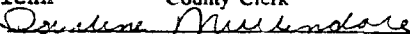
  
F. Jean Elzner, County Commissioner

OUT OF OFFICE  
Ed Kertner, County Commissioner

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 2nd day  
of Sept. A.D., 19 1994 at 9:29 o'clock A.M. and duly recorded in Vol. M94,  
of Deeds on Page 27525.

FHE none

Evelyn Biehn County Clerk  
By 

Return: Commissioners Office/Linda