

Affidavit of Publication

**STATE OF OREGON,
COUNTY OF KLANATH**

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 # 7456

NOTICE OF SALE OF TAX

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

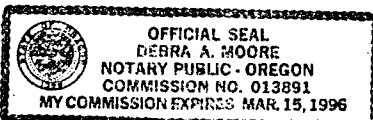
(4 insertions) in the following issues:
JUNE 7, 14, 21, 28, 1995

Total Cost: \$1,574.08

Subscribed and sworn to before me this 28th.
day of JUNE, 18 95

My commission expires _____

Notary Public of Oregon



NOTICE OF SALE OF TAX FORECLOSED PROPERTY.

Parish on the Order of the Board of County Commissioners dated Tuesday, May 24, 1938, I shall at 10:00 a.m. on Thursday, June 1, 1938, proceed to sell at auction at the Klamath County Courthouse, Klamath Falls, Oregon, to the highest and best bidder, all of the above described Klamath County land 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:

- [illegible]

<p>10. R-3111-43100-0100 Key: 43100 Lot 1, Block 11, Pl. of Morrow River, Oregon Last Equal. Value: \$1,200.00 Minimum Bid: \$1,200.00</p> <p>20. R-3111-43100-0100 Key: 43100 Lot 1, Block 11, Pl. of Morrow River, Oregon Last Equal. Value: \$1,200.00 Minimum Bid: \$1,200.00</p> <p>30. R-3111-43100-0100 Key: 43100 Lot 1, Block 11, Pl. of Morrow River, Oregon Last Equal. Value: \$1,200.00 Minimum Bid: \$1,200.00</p> <p>40. R-3111-43100-0100 Key: 43100 Lot 1, Block 11, Pl. of Morrow River, Oregon Last Equal. Value: \$1,200.00 Minimum Bid: \$1,200.00</p> <p>50. R-3111-43100-0100 Key: 43100 Lot 1, Block 11, Pl. of Morrow River, Oregon Last Equal. Value: \$1,200.00 Minimum Bid: \$1,200.00</p> <p>60. R-3111-43100-0100 Key: 43100 Lot 1, Block 11, Pl. of Morrow River, Oregon Last Equal. Value: \$1,200.00 Minimum Bid: \$1,200.00</p> <p>70. R-3111-43100-0100 Key: 43100 Lot 1, Block 11, Pl. of Morrow River, Oregon Last Equal. Value: \$1,200.00 Minimum Bid: \$1,200.00</p> <p>80. 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THE BOARD OF COMMISSIONERS OF KLAMATH COUNTY MAY AT ANY TIME, EITHER AMEND/REVOKE ANY OR ALL PROPERTIES FROM SUCH SALE PURSUANT TO ORS 275.110.

THE TERMS OF THIS SALE SHALL BE PAID BY CASH/CASHIER'S CHECK AT THE TIME OF SALE BY THE HIGHEST BIDDER UPON HAVING BEEN AWARDED THE PROPERTY(S). IF PAYMENT IS NOT RECEIVED THE DAY OF THE SALE, 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 AMOUNT OF \$1,000.01 OR MORE 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, THE CLERK OF THE COUNTY COURT SHALL, UPON THE FILING OF THE SHERIFF'S RETURN OF SALE, GIVEN WRITTEN NOTICE BY REGISTERED MAIL OR BY CERTIFIED MAIL WITH RETURN RECEIPT ADDRESSED TO THE CITY RECORDER, AUDITOR OR SECRETARY, AS THE CASE MAY BE, OF SUCH MUNICIPAL CORPORATION THAT A BONA FIDE OFFER HAS BEEN RECEIVED BY SUCH COUNTY FOR THE PURCHASE OF SUCH PROPERTY. THE CLERK THEREUPON SHALL FILE THE CERTIFICATE SHOWING THE FACT OF THE GIVING OF SUCH NOTICE. ALL MONEYS PAID ON ACCOUNT OF ANY PROPERTY PURCHASED BY ANY SUCH MUNICIPAL CORPORATION WITHIN 20 DAYS AFTER GIVING OF SUCH NOTICE SHALL BE PAID 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. ALL SUCH INSTRUMENTS SHALL BE EXECUTED IN THE NAME OF THE COUNTY BY THE COUNTY JUDGE AND COUNTY COMMISSIONERS OR BY THE COMMISSIONERS IN THE COUNTIES HAVING COMMISSIONERS ONLY, AND NEED NOT BE ACKNOWLEDGED.

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/FARM 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.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County
on this 2nd day of Aug A.D. 19 95
at 2:05 o'clock P.M. and duly recorded
in Vol. M95 of Mortgages Page 20272
Bernetha G. Letsch County Clerk
By *[Signature]* Deputy.
Fee, none RETURN: Linda Seater

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County
on this 7th day of Aug A.D. 19 95
at 10:10 o'clock A.M. and duly recorded
in Vol. M95 of Deeds Page 20722
Bernetha G. Letsch County Clerk
By *[Signature]* Deputy.
Fee, none-Rerecorded to correct book