

66074
SEP 10 P2:11

Vol. m98 Page 33415

BOARD OF COUNTY COMMISSIONERS

Klamath COUNTY, OREGON

**IN THE MATTER OF THE SALE OF
PROPERTIES ACQUIRED BY KLAMATH
COUNTY, OREGON**

ORDER NO. 99 - 032

IT APPEARING TO THE BOARD, from the files and records in tax foreclosure proceedings on file in the Circuit Court of Oregon for the County of Klamath, that foreclosure 86-1-FR is completed on Parcel 1 on the attached Notice of Sale and that a deed in regular form has been executed by the Tax Collector of Klamath County, Oregon, and recorded in deed records for Klamath County, Oregon, conveying to said county all the lands and premises foreclosed in said suit; and

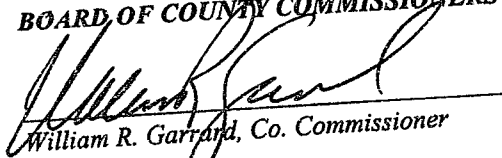
IT FURTHER APPEARING TO THE BOARD, that Parcel 2 on the attached Notice of Sale was acquired by the county for widening Patterson Street and is no longer needed and is hereby declared surplus property; and

IT FURTHER APPEARING, that it is in the best interest of the county to sell any real property acquired in any manner by the county, or any interest therein less than the whole fee, for the minimum prices shown on the attached list.

NOW, THEREFORE, IT IS HEREBY ORDERED, that the Sheriff of Klamath County, Oregon, be authorized to offer for sale any part, parcel or all of the following described lands and premises to the highest and best bidder, but not less than the minimum bid hereby fixed and entered herein by figures set opposite individual parcel; said sale to be held at the Klamath County Government Center, Public Works Conference Room - 2nd Floor, 305 Main Street, Klamath Falls, OR located in Klamath County at the hour of 10:00 a.m., on Thursday, October 8, 1998, the properties within referred to, description and minimum price which are hereby ordered and authorized to be sold, are annexed hereto and by this reference made a part hereof.

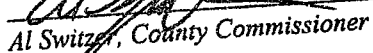
DONE and DATED this 8th day of September, 1998.

BOARD OF COUNTY COMMISSIONERS


William R. Garrard, Co. Commissioner

Out of Office Today

M. Steven West, County Commissioner


Al Switzer, County Commissioner

NOTICE OF SALE OF TAX FORECLOSED PROPERTY & COUNTY OWNED PROPERTY

Pursuant to an Order of the Board of County Commissioners dated Tuesday, September 8, 1998, I shall at 10:00 a.m. on October 8, 1998, proceed to sell at auction at the Klamath County Government Center, Public Works Conference Room - 2nd Floor, 305 Main Street, Klamath Falls, OR., 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, OR.. 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-3809-03500-00401
Zoned: Single Family/
Apartment Residential
Parcel 2 of L.P. 60-97
located in the NW1/4
of Section 35, Township
38 South, Range 9
East of the Willamette
Meridian, Klamath
County, Oregon.
Acr +/-: 29.93
Min Bid: \$300,000.00

thence West 270 feet;
thence North 132 feet;
thence East 270 feet;
thence South 132 feet
to the point of
beginning. Excepting
therefrom the Easterly
10.00 feet, parallel and
adjacent to the Westerly
right of way of
Patterson Street.

Lt sz +/-: 132 x 260
Acr +/-: .79

Assd Val: \$22,620.00
Min. Bid: \$18,000.00

- 2) R-3909-001BC-00700
Zoned: Suburban
Residential
All that portion of the
SW1/4 of the NW1/4 of
Section 1, Township 39
South, Range 9 East of
the Willamette
Meridian, Klamath
County, Oregon, more
particularly described
as follows: Beginning
at a point 660 feet
North and 1260 feet
East of an iron pin
driven into the ground
at the Southwest
corner of the NW1/4 of
Section 1, Township 39
South, Range 9 East of
the Willamette
Meridian, Klamath
County, Oregon, on
the property of Otis V.
Saylor which iron pin
is 30 feet East of the
center of the road
intersecting the
Klamath Falls-
Lakeview Highway
from the North and 30
feet North of the center
of said Highway:

PURSUANT TO ORS 275.110 THE ORDER MAY BE AMENDED FROM TIME TO TIME OR REVOKED AS THE KLAMATH COUNTY BOARD OF COMMISSIONERS DEEM PROPER.

PARCEL 1:

****PROSPECTIVE PURCHASER(S) SHOULD CONTACT THE CITY OF KLAMATH FALLS - PLANNING DEPT REGARDING WATER, SEWER AND ROAD CONSTRUCTION REQUIREMENTS**. THE TERMS OF THIS SALE SHALL BE CASH ONLY PLUS RECORDING FEE(S) PAID BY CASHIER'S CHECK (PAYABLE TO KLAMATH COUNTY PROPERTY SALES) BY THE HIGHEST BIDDER BY 5:00 P.M. ON OCTOBER 9, 1998. IF PAYMENT IS NOT RECEIVED BY 5:00 P.M. ON OCTOBER 9, 1998, THE AWARDED PARTY(S) BID WILL BECOME NULL AND VOID.**

PARCEL 2:

THE TERMS OF THIS SALE SHALL BE CASH ONLY PLUS RECORDING FEE(S) PAID BY CASHIER'S CHECK (PAYABLE TO KLAMATH COUNTY PUBLIC WORKS) BY THE HIGHEST BIDDER BY 5:00 P.M. ON OCTOBER 9, 1998. IF PAYMENT IS NOT RECEIVED BY 5:00 P.M. ON OCTOBER 9, 1998, THE AWARDED PARTY(S) BID WILL BECOME NULL AND VOID

PARCELS 1 & 2:

PER ORS 275.130 CLAIMS OF MUNICIPAL CORPORATIONS AGAINST THE LAND TO BE FILED PRIOR TO SALE PRIOR TO THE DATE SET FOR THE SALE OF PROPERTY AS INDICATED IN THE NOTICE OF SALE REQUIRED UNDER ORS 275.120. A MUNICIPAL CORPORATION MAY FILE WITH THE COUNTY CLERK NOTICE THAT THE MUNICIPAL CORPORATION HAS A LIEN ARISING OUT OF AN ASSESSMENT FOR LOCAL IMPROVEMENT AGAINST THE PROPERTY DESCRIBED IN THE NOTICE. THE NOTICE SHALL IDENTIFY EACH PROPERTY DESCRIBED IN THE NOTICE TO WHICH A LIEN FOR ASSESSMENT FOR LOCAL IMPROVEMENT HAS ATTACHED AND SHALL STATE THE PRINCIPAL AMOUNT OF THE LIEN AND THE INTEREST THEREON TO DATE. UPON RECEIPT OF THE NOTICE, THE COUNTY CLERK SHALL FORWARD A COPY OF THE NOTICE TO THE COUNTY TREASURER AND TO THE COUNTY EMPLOYEE RESPONSIBLE FOR THE MANAGEMENT OF COUNTY-OWNED REAL PROPERTY ACQUIRED BY THE FORECLOSURE OF DELINQUENT PROPERTY TAXES. A NOTICE FILED WITHIN THE TIME AND IN THE MANNER PERMITTED UNDER THIS SECTION SHALL PRESERVE THE RIGHTS OF A MUNICIPAL CORPORATION TO A DISTRIBUTION UNDER ORS 275.275 (3)(a)(4).

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 ANY RECORDED EASEMENTS INCLUDING 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.

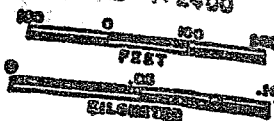
THE COUNTY **DOES NOT** WARRANT THAT THE AWARDED BID REFLECTS THE TRUE ASSESSED VALUE OF PROPERTY CONVEYED AND RECOMMENDS THAT BIDDERS CONTACT THE COUNTY ASSESSOR'S OFFICE TO DETERMINE THE ASSESSED VALUE FOR TAX PURPOSES.

CARL BURKHART, Klamath County Sheriff

Rebecca Daley

33418

SCALE 1"=2400'

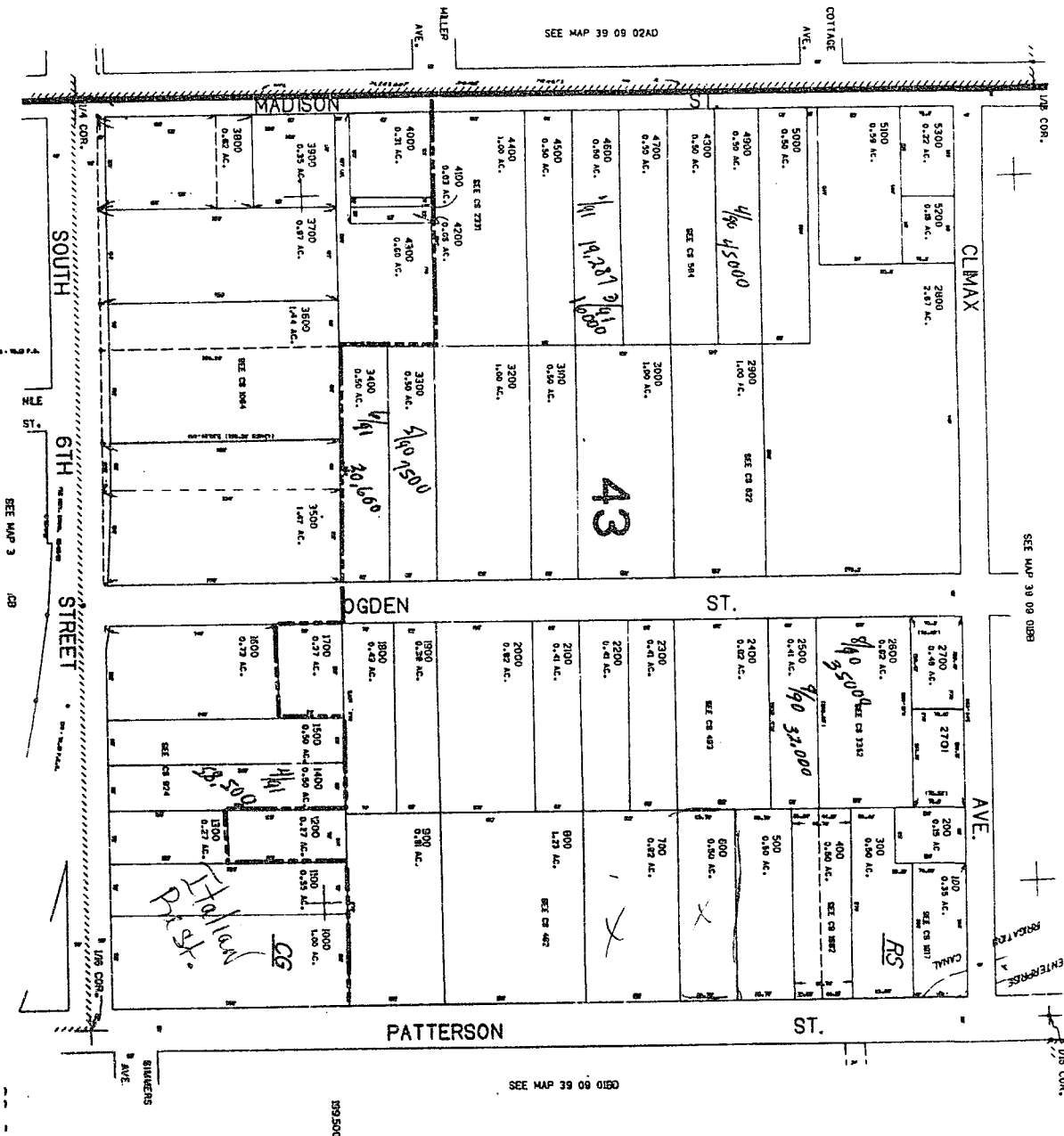


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

CLAMATH COUNTY, OREGON

1-100

39 09
3969-0134



STATE OF OREGON: COUNTY OF CLAMATH : ss.

Filed for record at request of Klamath County the 10th day
of September A.D., 19 98 at 2:11 o'clock P M., and duly recorded in Vol. 3969
of Deeds on Page 33415

FEE None

Bernetha G. Letsch, County Clerk
By *Bernetha G. Letsch*