

**BOARD OF COUNTY COMMISSIONERS  
KLAMATH COUNTY, OREGON**

*In the Matter of the Cancellation of a Land )  
Sale Agreement with The Cornelius Family Trust, )  
Frank A. Cornelius and Diana Cornelius, Trustors )  
and Trustees )*

Order No. - 2000-082

**WHEREAS**, *The Cornelius Family Trust, Frank A. Cornelius and Diana Cornelius, Trustors and Trustees entered into an agreement with Klamath County on July 15, 1996, for the purchase of real property described as:*

*Lot 40, Block 108, Klamath Falls Forest Estates Highway 66 Unit Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.*

**WHEREAS**, *the property was purchased for the sum of \$2,600.00 and a down payment of \$650.00 was made the day of the sale. The sum of \$565.50 was paid as the first annual installment due July 15, 1997, and the sum of \$530.40 was paid as the second annual installment due July 15, 1998; and*

**WHEREAS**, *Frank A. and Diana Cornelius failed to make the July 15, 1999, annual installment as required by Section 2 of the Land Sale Agreement. The installment is now in default under the terms of the Land Sale Agreement; and*

**WHEREAS**, *on August 4, 1999, a letter was mailed regular and certified to Frank A. and Diana Cornelius requesting the annual installment in the amount of \$512.00 be paid in full by September 7, 1999. A return receipt to Klamath County Property Sales Department was received on August 5, 1999; and*

**WHEREAS**, *a final notice was mailed regular and certified on January 26, 2000, requesting the remaining balance, interest and recording fee in the amount of \$1,363.21 be paid by January 31, 2000; and*

**WHEREAS**, *no payment has been made and the Land Sale Agreement is now in Default*

**NOW, THEREFORE, IT IS HEREBY ORDERED**, *that the Land Sale Agreement between Klamath County and The Cornelius Family Trust, Frank A. Cornelius and Diana Cornelius, Trustors and Trustees dated July 15, 1996, is hereby declared null and void. A certified copy of this Order shall be served as summons is served by the Sheriff to The Cornelius Family Trust, Frank A. Cornelius and Diana Cornelius, Trustors and Trustees at their last known address being: 2331 Radcliffe Ave, Klamath Falls, OR 97601.*

**NOTE:** Pursuant to ORS 275.220 (2) within twenty (20) days after the service of the order of cancellation upon the holder, the holder of the canceled contract may appeal from such order to the circuit court for the county in which the land is located. The appeal shall be tried by the court as an action not triable by right to a jury. If appeal is not so taken or if it results upon trial in an affirmance of the order of cancellation, such order shall become absolute and the real property so forfeited again may be sold, without notice.

DONE and DATED this 8<sup>th</sup> day of February, 2000.

**BOARD OF COUNTY COMMISSIONERS**

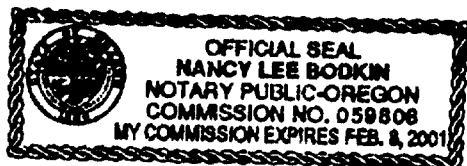
  
Al Switzer, Chairman of the Board

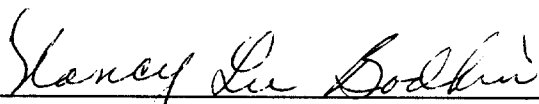
  
William R. Garrard, County Commissioner

**Out of Office Today**

M. Steven West, County Commissioner

SUBSCRIBED and SWORN to before me this 8<sup>th</sup> day of February, 2000.



  
Nancy Lee Bookin  
Notary Public of Oregon  
My Commission Expires Feb 8, 2001

Until a change is requested  
this Document & tax notices  
shall be sent to: **KLAMATH COUNTY**

State of Oregon, County of Klamath  
Recorded 2/09/00, at 2:39 p.m.  
In Vol. M00 Page 4239  
Linda Smith,  
County Clerk Fee\$ NC