

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

Legal#3494

Notice of Sale of Tax Foreclosed

Property

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

(4) insertion(s) in the following issues:

September 19, 26, 2000

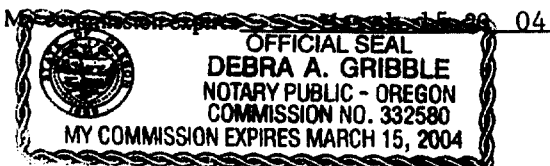
October 3, 11, 2000

Total Cost: \$621.00

Subscribed and sworn before me this 11th
day of October 20 00

Debra A. Gribble

Notary Public of Oregon



NOTICE OF SALE OF TAX FORECLOSED PROPERTY

Pursuant to an Order of the Board of County Commissioners dated Tuesday, September 19, 2000, I shall at 10:00 a.m. on Tuesday, October 17, 2000, proceed to sell at auction at the Klamath County Government Center, in Conf. Rm 232 located at 305 Main St, K 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 de-

scribed as follows:

1) R-3809-032AC-01300
Lot 7, Block 34
Suppl. Plat of Linkville
Oregon, Klamath County,
Oregon.

EXCEPT 20 feet off the Southeasterly end of said lot used as an alley; and
Covenants, conditions, reservations, easements, restrictions, rights of way and all matters appearing of record. The successful bidder acknowledges that the building will either be improved to current code or demolished. In the event the building is going to be brought up to code, a plan for permits is to be submitted to the public safety officer for the City of Klamath Falls within 60 days after closing of the real property. If the building is going to be demolished there may be a clean-up cost associated with the environmental clean-up. The purchaser accepts the land, building, and all other improvements in their present condition, as is, including latent defects, without any representa-

tions or warranties, expressed or implied. Purchaser further acknowledges that in the event of an environmental clean-up, Klamath County has no liability for any costs associated with the environmental clean-up. Lt sz +/-: 66.25 x 100 Bldg s.f. +/-: 6204

Assd Land	Val:	\$33,100.00
Assd Imp.	Val:	\$46,870.00
Total Assd	Val:	\$79,970.00
Min Bid:		\$1,000.00

Pursuant to ORS 275.110, the Klamath County Board of Commissioners may amend from time to time or revoke any or all properties from such sale.

The terms of this sale shall be paid by Cash/Cashier's check (payable to Klamath County Property Sales) at the time of sale by the highest bidder upon having been awarded the property. If payment is not received the day of the sale, the awarded party(s) bid will become null and void.

In accordance with ORS 275.130 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 municipal corporation to a distribution under ORS 275.275 (3)(a)(A).

Klamath County SHALL NOT warrant or defend the fee simple title of real property offered for sale, to be free of defects or encumbrances. Klamath County will sell and convey by QUIT CLAIM DEED only such title as Klamath 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.

Title convey by Klamath County will not allow use of the property in violation of applicable land use laws and regulations. The person acquiring title to the property should check with the City Planning Dept to verify approved uses.

Klamath County DOES NOT warrant that the awarded bid reflects the true assessed value of property conveyed and recommends that bidders contact the Klamath County Assessor's office to determine the assessed value for tax purposes.

CARL BURKHART,
Klamath County Sheriff
Rebecca Dailey
#3494 September 19, 26, 2000

October 3, 11, 2000

State of Oregon, County of Klamath
Recorded 10/16/00, at 9:30 a.m.
In Vol M00 Page 37568
Linda Smith,
County Clerk
Fees NC

After recording return to:
Property Sales Dept