

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

**IN THE MATTER OF THE CANCELLATION OF A LAND)
SALE AGREEMENT WITH JOSEPH M. LONDON)**

ORDER NO. 2006 076

WHEREAS, Joseph M. London entered into an agreement with Klamath County on June 9, 2005, for the purchase of real property described as:

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point bearing N 47° 12' W 700 feet and N 30° 30' E, 10.2 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Chocktoot Street in the Townsite of West Chiloquin; thence N 47° 12' W parallel and distant 10 feet from the county road, 60 feet; thence N 30° 30' East parallel to Lalakes Avenue, 120 feet; thence S 47° 12' E, 60 feet; thence S 30° 30' W, 120 feet to the point of beginning.

Subject to conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

WHEREAS, the real property was purchased for the sum of \$10,500.00 with a down payment of \$2,625.00 made the day of the sale; the first annual installment in the amount of \$2,362.50 was to be made on June 9, 2006; and

WHEREAS, Joseph M. London failed to provide a standard policy of fire insurance with extended coverage endorsements against fire and other casualties as required by Section 5 (d) of the Land Sale Agreement, and is now in default under the terms of the Land Sale Agreement; and

WHEREAS, on August 18, 2005, a letter was mailed regular and certified to Joseph M. London requesting the policy be submitted to Klamath County Property Sales Department by August 31, 2005. On September 27, 2005, Klamath County Property Sales Department received the "Unclaimed" certified mail; and

WHEREAS, on March 16, 2006, a final notice was mailed regular and certified requesting the policy be submitted by April 14, 2006. If no policy was received by April 14, 2006, a cashier's check in the amount of \$8,577.79 would need to reach Klamath County Property Sales Department by April 21, 2006, in order to avoid cancelling the Land Sale Agreement; and

WHEREAS, no policy or payment has been received; and the Land Sale Agreement is in **DEFAULT**.

NOW, THEREFORE, IT IS HEREBY ORDERED, that the Land Sale Agreement between Klamath County and Joseph M. London dated June 9, 2005, is hereby declared cancelled. A certified copy of this Order shall be served as a summons is served by the sheriff upon the holder of the cancelled land sale agreement to Joseph M. London at his last known address being: 104 High Street, Klamath Falls, OR 97601.

NOTE: Pursuant to ORS 275.220 (2) within twenty (20) days after the service of this order of cancellation upon the holder, the holder of the canceled contract may appeal from the order to the circuit court for the county in which the land is located. The circuit court shall try the appeal 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, the order becomes absolute and the real property forfeited may be sold without notice.

DONE and DATED this 2nd day of May, 2006

BOARD OF COUNTY COMMISSIONERS

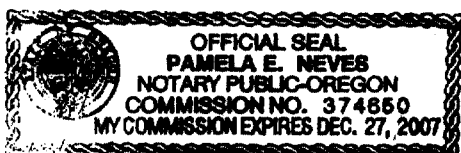

Wm R. Brown, Chmn of the Bd


Out of Office Today

John W. Elliott, Co Commissioner


Wm A. Switzer, Co Commissioner

SUBSCRIBED and SWORN to before me this 2nd day of May, 2006




Notary Public of Oregon

My Commission Expires 12/27/07

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