

2007-015779

Klamath County, Oregon



00030837200700157790170179

09/07/2007 08:36:25 AM

Fee: \$101.00

NOTICE OF DEFAULT
AND ELECTION TO SELL

RE: Trust Deed from

Henry Roberson and Myjken
Roberson

To

Grantor

First American Title (Neal G.
Buchanan, Attorney at Law,
Successor)

Trustee

After recording, return to (Name, Address, Zip):

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls OR 97601

Reference is made to that certain trust deed made by Henry Roberson and Myjken Roberson

, as grantor, to
First American Title (Neal G. Buchanan as Successor), as trustee,
in favor of Virginia Kent, as beneficiary,
dated May 27, 2005, recorded on May 31, 2005, in the Records of
Klamath County, Oregon, in book/reel/volume No. M05 at page 39865, and/or as
fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property
situated in the above-mentioned county and state, to-wit:

The NW 1/4 SE 1/4 of Section 31, Township 39 South, Range 13 East of the
Willamette Meridian, Klamath County, Oregon
EXCEPTING THEREFROM the Westerly 30 feet of the NW 1/4 SE 1/4 of Section 31,
Township 39 South, Range 13 east of the Willamette Meridian, Klamath County,
Oregon, lying North of Gerber Road.

And Further excepting any portion lying Southerly of Gerber Road

NOTE: By Appointment of Successor Trustee recorded at 2007-012300, Neal G.
Buchanan, Attorney at Law, was appointed as Successor Trustee.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary and no appoint-
ments of a successor trustee have been made, except as recorded in the Records of the county or counties in which the above-
described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining
secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.735(4).

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by
the successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default
for which foreclosure is made is grantor's failure to pay when due the following sums:

1. Failure to pay the monthly payment due the end of February, 2007 and each
month thereafter in the sum of \$765.03 per month plus the applicable
dispersal fee;
2. Failure to maintain insurance and provide proof thereof as required
by the terms of the Trust Deed.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately
due and payable, those sums being the following, to-wit:

1. Principal balance in the sum of \$120,200.83 together with interest
thereon at the rate of 6% per annum from March 5, 2007 until paid; and
2. All costs, fees and expenses of the Trust including evidence of Title and
the Beneficiary or Trustee's attorney fees pursuant to the provisions of the
Trust Deed

(OVER)

Notice hereby is given that the beneficiary and trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

The sale will be held at the hour of 10 o'clock, A.M., in accord with the standard of time established by ORS 187.110 on January 15, 2008, at the following place: 435 Oak Avenue in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place last set for the sale.

Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except:

Name and Last Known Address

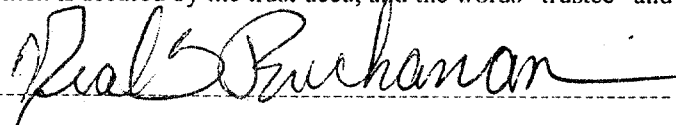
Nature of Right, Lien or Interest

1. Henry Roberson and Myjken Roberson
46879 Gerber Road
Bonanza OR, 97623
Grantors and occupants
2. Barbara Dilaconi, Attorney, 803 Main St.
Suite 201, Klamath Falls, OR 97601
Lis Pendens Re: 0701789CV
3. United States of America
Internal Revenue Service
District Director
Attn: Chief, Special Procedures
915 Second Avenue, M/S W245
Seattle Washington 98174
Federal Tax Lien recorded
Vol M06 page 07789 Records
of Klamath County, Oregon.
See attachment re: Federal Tax Lien

Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying the sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED September 6, 2007


Neal G. Buchanan

Successor ☒ Trustee ☐ Beneficiary (indicate which)

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 6, 2007,

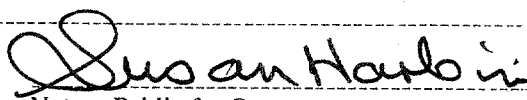
by Neal G. Buchanan, Attorney at Law, Successor Trustee

This instrument was acknowledged before me on _____,

by _____

as _____

of _____


Notary Public for Oregon

My commission expires 1-12-2010



ATTACHMENT RE: FEDERAL TAX LIEN

Pursuant to Publication 786, the following information is provided:

1. The name, address and telephone number of the person submitting this Notice is as follows:

Neal G. Buchanan
Attorney at Law
Attorney for and Successor Trustee
435 Oak Avenue
Klamath Falls OR. 97601.

Telephone (541) 882-6607
Facsimile (541) 822-2029

2. A copy of the relevant form 668 (Y)(c) Notice of Federal Tax Lien will be found attached hereto.
3. The physical address for the real property is:

46879 Gerber Road
Bonanza, OR. 97623

The legal description of the real property will be found in the foregoing and in the Trustee's Sale Guarantee, a true copy of which is attached hereto.

4. Not applicable.
5. The date of sale is January 15, 2008.
Time of sale 10:00 o'clock a.m.
Place of sale 435 Oak Avenue, Klamath Falls, Or. 97601
Terms of sale: the beneficiary may bid in the unpaid principal balance together with interest, costs of sale including evidence of Title and Trustee's and Attorney's fees. All additional bidders will be required to pay cash or cash equivalent. The date the tax payer's interest in the property is terminated is the date of sale.
6. The approximate amount of principal obligation is \$120,200.83
Interest accrues on said sum at the rate of 6% per annum from March 5, 2007.
Costs of sale including legal expenses, evidence of Title, recording fees, mailing fees, publication fees are estimated to be in the sum of \$3,000.
7. Property valuation: The beneficiary has not obtained an appraisal. However, the most recent Assessor's Office RMV information will be found attached hereto.

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #6
Lien Unit Phone: (800) 913-6050

Serial Number
283540906

For Optional Use by Recording Office

M06-07789
Klamath County, Oregon
04/21/2006 09:55:55 AM
Pages 1 Fee: \$5.00

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer HENRY & MEIJKEA ROBERSON

Residence 46879 GERBER RD
BONANZA, OR 97623

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1994	XXX-XX-0150	08/04/1997	09/03/2007	13604.34
1040	12/31/1995	XXX-XX-0150	10/06/1997	11/05/2007	13448.54
1040	12/31/1996	XXX-XX-0150	02/14/2000	03/16/2010	21210.13

Place of Filing	OFFICE OF COUNTY CLERK KLAMATH COUNTY KLAMATH FALLS, OR 97601	Total	\$ 48263.01
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This notice was prepared and signed at DENVER, CO

the 07th day of April, 2006

After Rec'd Return to: , on this,
Internal Revenue Service
PO Box 145595
Stop #8420-G Team 206
Cincinnati, OH 54250-5595

Signature R. A. Mitchell
for REGINA OWENS

Title
ACS
(800) 829-3903

26-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

5ET



GUARANTEE

Issued by

First American Title Insurance Company of Oregon

404 Main Street, Ste 1, Klamath Falls, OR 97601

Title Officer: Brenda Rodriguez

Phone: (541)884-5155

FAX: (541)882-8115

Trustee's Sale Guarantee



ISSUED BY

First American Title Insurance Company of Oregon

An assumed business of Title Insurance Company of Oregon

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, First American Title Insurance Company of Oregon, an assumed business name of Title Insurance Company of Oregon, an Oregon corporation, herein called the Company, for the fee paid for this Guarantee, the amount and effective date of which are shown herein, hereby Guarantees the parties herein called the Assured, against actual loss not exceeding the liability amount stated herein which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date stated herein.

1. The title to herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of their priority;
2. The names and addresses of persons who have recorded requests, as provided by section 86.785 of the Oregon Revised Statutes, for a copy of notice of default or for a copy of notice of sale are as shown herein;
3. The names of additional persons who, as provided by Section 86.705 et seq. of the Oregon Revised Statutes, are entitled to receive a copy of notice of sale are as shown herein.

IN WITNESS WHEREOF, Title Insurance Company of Oregon has caused its corporate name and seal to be hereunto affixed and authenticated by the facsimile signatures of its President and Secretary, provided this policy is valid only when countersigned by a duly authorized officer or agent of the corporation

Title Insurance Company of Oregon

dba FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON

By:

President

Attest:

Secretary

First American Title

TRUSTEE'S SALE GUARANTEE

EXHIBIT I

LIABILITY \$ **123,046.13**

GUARANTEE NO.: **7029-1086512**

FEE \$ **510.00**

YOUR REF.: **Kent/Roberson**

Effective Date: July 20, 2007 8:00 a.m.

A. Assured: Virginia Kent

B. The Trust Deed, including the terms and conditions thereof, to be foreclosed is:

Loan No.: N/A

Grantor/Trustor: Henry Roberson and Myjken Roberson

Grantee/Beneficiary: Virginia Kent

Trustee: First American Title

Amount: \$127,600.00

Dated: May 10, 2005

Recorded: May 31, 2005

Recording Information: Volume M05, Page 39865, Records of Klamath County, Oregon

C. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

The Fee Simple Estate

D. Title to said estate or interest at the date hereof is vested in:

Henry Roberson and Myjken Roberson, as tenants by the entirety

E. The land referred to in this Guarantee is situated in the State of Oregon, County of Klamath and is described as follows:

The land referred to in this report is described in Exhibit A attached hereto.

First American Title

F. As of said effective date the premises are subject to the following Exceptions:

1. Matters not disclosed by an examination of the public record.
2. Taxes for the fiscal year 2007-2008 a lien due, but not yet payable.
3. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
4. The county tax roll discloses a mobile home on the herein described premises which is not included in title insurance coverage. Subject to requirements and provisions of O.R.S. 311.280 pertaining to mobile home taxes becoming liens on real property.
5. Taxes for the current fiscal year are reduced by reason of Disabled Veterans Exemption. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.
6. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
7. Any unpaid charges or assessments of the Horsefly Irrigation District.
8. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
9. Reservations in Patent, including the terms and provisions thereof;
Recorded: June 20, 1956 in Volume 284, Page 241, Deed Records of
Klamath County, Oregon
From: United States of America
To: J. B. Horsley
For: ditches & canals, COPCO transmission line
10. Agreement for Easement, including the terms and provisions thereof;
Recorded: April 01, 1988 in Volume M88, Page 4766, Records of Klamath
County, Oregon
From: Henry E. Pfaff etux
To: Elden H. Kent etux
For: easement for ingress and egress
Affects: appurtenant property
11. Easement, including terms and provisions contained therein:
Recording Information: February 01, 1995 in Volume M95, Page 2321, Records of
Klamath County, Oregon
In Favor of: PacifiCorp, a corporation dba Pacific Power & Light Company
For: overhead electrical circuit

12. Easement, including terms and provisions contained therein:
Recording Information: June 22, 2001 in Volume M01, Page 30123, Records of Klamath County, Oregon
In Favor of: Centurytel of Eastern Oregon, Inc., dba Centurytel
For: underground telephone and communication facilities

13. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Henry Roberson and Myjken Roberson
Grantee/Beneficiary: Virginia Kent
Trustee: First American Title
Amount: \$127,600.00
Recorded: May 31, 2005
Recording Information: Volume M05, Page 39865, Records of Klamath County, Oregon

A document recorded July 10, 2007 in Volume 2007, Page 012300 of Official Records provides that Neal G. Buchanan was substituted as trustee under the deed of trust.

14. Federal Tax Lien:
Taxpayer: Henry and Mijken Roberson
Tax ID No.: XXX - XX - 0150
Amount: \$48,263.01
Recorded: April 21, 2006
Recording Information: Volume M06, Page 07789, Records of Klamath County, Oregon

15. Notice of Lis Pendens, being a Suit to secure a judgment of dissolution .
Suit No.: 07-1789 CV
Recorded/Filed: May 16, 2007 in Volume 2007, Page 008997
Plaintiff: Henry Lawrence Roberson
Defendant: Myjken Lynn Roberson

16. Pendency of action in Klamath County Circuit Court/Superior Court.
Plaintiff: Henry Lawrence Roberson
Defendant: Myjken Lynn Roberson
Case No.: 0701789 CV
Recorded/Filed: May 14, 2007
Action For: Dissolution of Marriage
Attorney for Plaintiff: Barbara M. Dilaconi

NOTE: Taxes for the year 2006-2007 PAID IN FULL

Tax Amount:	\$38.49
Map No.:	M-071856
Property ID:	M33001
Tax Code No.:	056

NOTE: Taxes for the year 2006-2007 PAID IN FULL

Tax Amount:	\$22.57
Map No.:	R-3913-03100-01200
Property ID:	R586510
Tax Code No.:	028; 056

NOTE: Taxes for the year 2006-2007 PAID IN FULL

Tax Amount:	\$486.42
Map No.:	R-3913-03100-01200
Property ID:	R115048
Tax Code No.:	056; 028

EXHIBIT II

Relative to the Deed of Trust to be foreclosed shown in this Guarantee:

1. Attention is directed to The Servicemembers Civil Relief Act which restricts proceedings against persons in the military service of the United States.
2. Attention is called to the Federal Tax Lien Act of 1966 (Public Law 89.719) which, among other things, provides that written notice of a non-judicial sale be given to the Secretary of the Treasury or his delegate as a requirement for the discharge of a federal tax lien or the divestment of any title of the United States, and establishes a right in the United States to redeem the property within a period of 120 days from the date of such sale.
3. Attention is directed to the Federal Bankruptcy Code (Title 11) which, among other things, restricts foreclosure proceedings (Sec 362, Automatic Stay) against parties who have filed for protection under the Act.
4. No suit or action is pending in the subject County for the foreclose of said Deed of Trust.
5. The names and addresses of persons who have recorded requests, as provided by ORS 86.785, for a copy of notice of sale are: NONE
6. The names of the Grantor(s) in said Deed of Trust:

Henry Roberson and Myjken Roberson

Situs Address as disclosed on Klamath County Tax Roll:

46879 Gerber Road, Bonanza, OR 97623
7. Name of successor in interest of the Grantor is: No Successors
8. The names of additional person who are entitled to receive a copy of notice of sale as provided by ORS 86.705, et seq: NONE
9. Any other necessary parties as disclosed by Paragraph F above.
10. Parties in possession or claiming any right to possession.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this Guarantee mean

- (a) "land": the land described, specifically or by reference, in this Guarantee and improvements affixed thereto which by law constitute real property. The term "land" does not include any real property beyond the lines of the area described or referred to herein, nor any right, title, interest, estate or easement abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (b) "public records": those records which impart constructive notice of matters relating to said land.
- (c) "date": the effective date.
- (d) "the Assured": the party or parties named as the Assured in this Guarantee, or in a supplemental writing executed by the Company.
- (e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

2. EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- (c) Title to any property beyond the lines of the land expressly described in the description set forth in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights, or easements are expressly and specifically set forth in said description.
- (d) Defects, liens, encumbrances, adverse claims against the title as guaranteed or other matters (1) created, suffered, assumed or agreed to by one or more of the Assured, or (2) resulting in no loss to the Assured.

3. PROSECUTION OF ACTIONS

- (a) The Company shall have the right at its own cost to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein guaranteed, and the Company may take any appropriate action under the terms of this Guarantee whether or not it shall be liable hereunder and shall not thereby concede liability or waive any provision hereof. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for such purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

4. NOTICE OF LOSS – LIMITATION OF ACTION

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Guarantee shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Guarantee until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Guarantee unless action shall be commenced thereon within two years after expiration of said thirty day period. Failure to furnish such statement of loss or damage or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Assured of any action under this Guarantee.

5. OPTION TO PAY, SETTLE OR COMPROMISE CLAIMS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which should result in loss to the assured within the coverage of this Guarantee, or to pay the full amount of

this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage, the Company shall have the option to purchase the indebtedness secured by said mortgage. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage securing the same to the Company upon payment of the purchase price.

6. LIMITATION OF LIABILITY – PAYMENT OF LOSS

- (a) The liability of the Company under this guarantee shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall such liability exceed the amount of the liability stated in this Guarantee.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for damages shall arise or be maintainable under this Guarantee (1) if the Company after having received notice of an alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Guarantee, except for attorneys' fees as provided for in paragraph 6(b) hereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Guarantee for endorsement of such payment unless the Guarantee be lost or destroyed, in which case proof of such loss or destruction shall be furnished to the satisfaction of the Company.

7. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to such claim had this Guarantee not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. The Assured if requested by the Company, shall transfer to the Company all rights and remedies against any person or party necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving such rights or remedies.

8. GUARANTEE ENTIRE CONTRACT

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter whereof must be based on the provisions of this Guarantee.

No provision or condition of this Guarantee can be waived or changed except by writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, and Assistant Secretary or other validating officer of the Company.

9. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at its main office at **222 SW Columbia St, Ste 400, Portland, Oregon 97201-5730**, or to the office which issued this policy.

10. FEE

The fee specified within this Guarantee is the total fee for title search and examination and for this Guarantee.

Polkt-TSG-C

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 SOUTH,
RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,

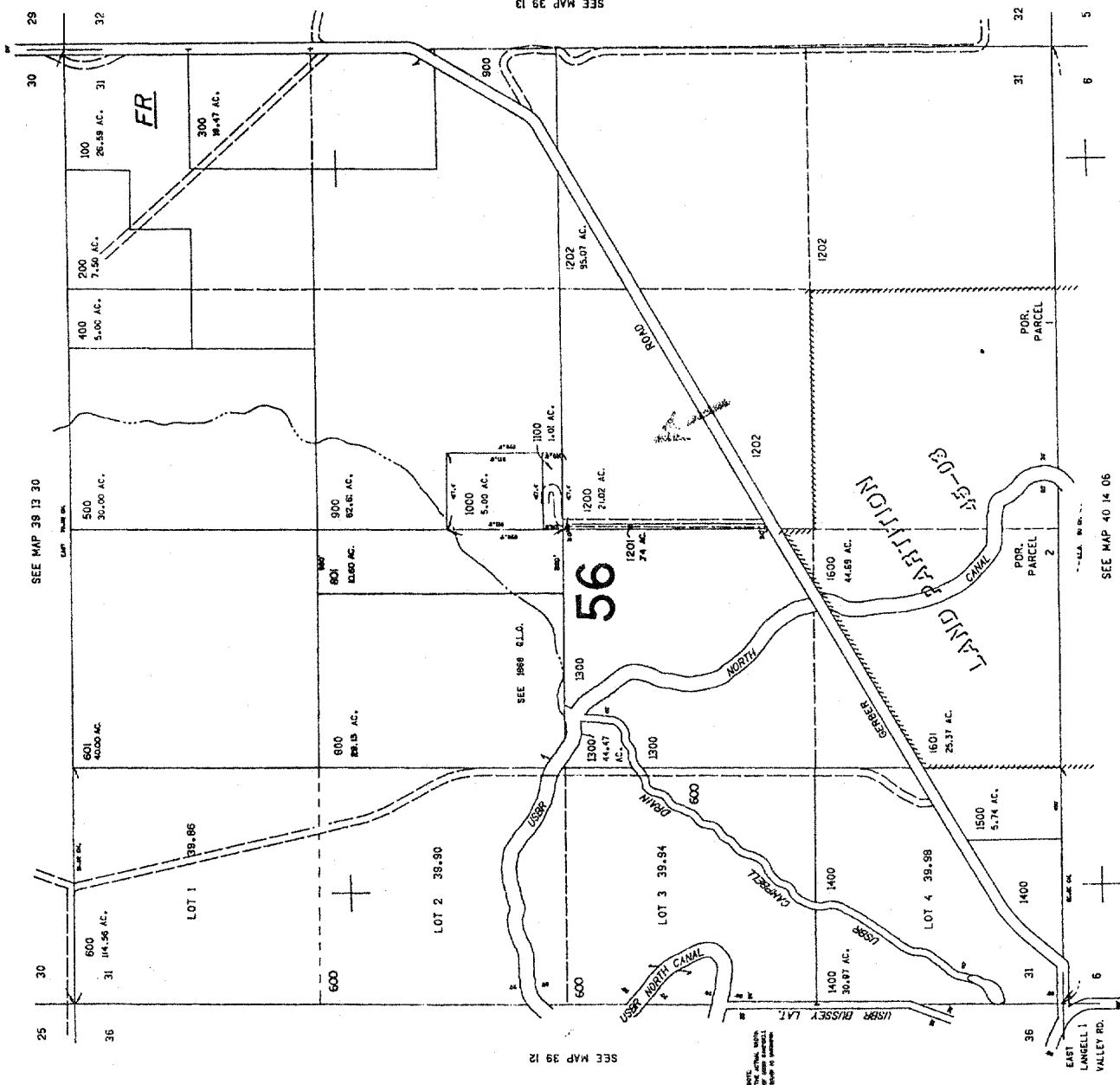
EXCEPTING THEREFROM THE WESTERLY 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON, LYING NORTH OF GERBER ROAD.

AND FURTHER EXCEPTING ANY PORTION LYING SOUTHERLY OF GERBER ROAD.

Tax Parcel Number: M33001 and R586510 and R586510

SECTION 31 T.39S. R.13E. WM.
KLAMATH COUNTY
1"=400'

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



*

- - Property Data Selection Menu - -

Owner: ROBERSON HENRY & MYJKEN

Prop ID : R115048 (Real Estate) (230629) 46879 GERBER RD
Map Tax Lot: R-3913-03100-01200-000 BONANZA, OR 97623
Legal : TWP 39 RNGE 13, BLOCK SEC 31, TRACT
POR NW43E4 N OF RD, ACRES 5.00, M3*

Situs : 46879 GERBER RD	Year Built :
BONANZA, OR 97623	Living Area: 1596
Name(s) :	2006 Roll Values
Code Area : 056,028	RMV Land Non-LSU \$ 0 (+)
Sale Info : 05/27/05 \$145,000	RMV Land LSU \$ 33,700 (+)
Deed Type : 05	RMV Improvements \$ 72,320 (+)
Instrument: M05-39862	RMV Total \$ 106,020 (=)
2006 Tax Status * No Taxes Due *	Land LSU \$ 17,050
Current Levied Taxes : 393.00	Total Exemptions \$ 18,000
Special Assessments : 93.42	M5 Net Value \$ 71,390
2007-08 SB125 Taxes :	M50 Assd Value \$ 41,350

(AD) Alt Disp	(Y) primary	(SE) condary	(L) and/Impr
(G) en Appr	(O)wnership	(H) istory	(.) More

Enter Option from Above or <RET> to Exit: _

*

- - Property Data Selection Menu - -

Owner: ROBERSON HENRY & MYJKEN

Prop ID : R586510 (Real Estate) (230629) 46879 GERBER RD
Map Tax Lot: R-3913-03100-01200-000 BONANZA, OR 97623
Legal : TWP 39 RNGE 13, BLOCK SEC 31, TRACT
POR NW43E4 N OF RD, ACRES 16.02, M3*

Situs : 46879 GERBER RD
BONANZA, OR 97623

Year Built :

Living Area:

Name(s) :

2006 Roll Values

Code Area : 028,056	RMV Land Non-LSU \$	0 (+)
Sale Info : 05/27/05 \$145,000	RMV Land LSU \$	10,140 (+)
Deed Type : 05	RMV Improvements \$	0 (+)
Instrument: M05-39862	RMV Total \$	10,140 (=)
2006 Tax Status * No Taxes Due *	Land LSU \$	2,540
Current Levied Taxes : 22.57	Total Exemptions \$	0
Special Assessments :	M5 Net Value \$	2,790
2007-08 SB125 Taxes :	M50 Assd Value \$	2,540

(AD) Alt Disp	(Y) primary	(SE) condary	(L) and/Impr
(G) en Appr	(O)wnership	(H) istory	(.) More

Enter Option from Above or <RET> to Exit: __

* - - Property Data Selection Menu - -

Prop ID : M33001 (Mfd Struct-Pe (235593) Owner: ROBERSON HENRY &
 Map Tax Lot: M-071856 46879 GERBER RD
 Legal : MFD STRUCT SERIAL # BONANZA, OR 97623
 U1W6012FDR257874, X # 71856, Home*

Situs : 46879 GERBER RD Year Built : 1968
 BONANZA, OR 97623 Living Area: 672

Name(s) :
 Code Area : 056

Sale Info :

Deed Type : TC

Instrument:

2006 Tax Status * No Taxes Due *

Current Levied Taxes : 38.49

Special Assessments :

2007-08 SB125 Taxes :

2006 Roll Values

RMV Land	\$	0 (+)
RMV Improvements	\$	4,050 (+)
RMV Total	\$	4,050 (=)
Total Exemptions	\$	0
M5 Net Value	\$	4,050
M50 Assd Value	\$	4,050

(AD) Alt Disp	(Y) primary	(SE) condary	(L) and/Impr
(G) en Appr	(O) wnership	(H) istory	(.) More

Enter Option from Above or <RET> to Exit: _