



11/27/2007 09:13:52 AM

Fee: NO FEE

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

*In the matter of two Land Sale Agreements between
Klamath County and Tami L. Cole Declared Cancelled*

Order 2008 042

WHEREAS, Tami L. Cole entered into two agreements with Klamath County on June 9, 2005, for the purchase of real properties described as:

Lot 15, Block 1, Lone Pine On The Sprague and Lot 33, Block 4, Klamath Forest Estates, according to the official plats thereof on file in the office of the County Clerk of Klamath County, Oregon.

WHEREAS, the real properties were purchased for the sums of \$5,000.00 and \$6,600.00 with down payments of \$1,250.00 and \$1,650.00 made the day of the sale; the first and second annual installments due June 9, 2006 and June 9, 2007, plus the 2006 fiscal year taxes have not been made; and

WHEREAS, Tami L. Cole has failed to make the annual installments and the 2006 fiscal year taxes as required by Sections 2, 3 and 8 of the Land Sale Agreements, and are now in default under the terms of the Land Sale Agreements; and

WHEREAS, on June 22, 2006, a letter and Notices of Statements were mailed regular and certified mail to Tami L. Cole requesting the June 9, 2006, annual installments and at that time the 2005 fiscal year taxes in the full amounts of \$2,717.27 and \$83.85 be paid on the real properties by July 24, 2006, in order to avoid cancelling your Land Sale Agreements dated June 9, 2005. A return receipt to Klamath County Property Sales Department was received on July 10, 2006; and

WHEREAS, on September 8, 2006, a Notice was mailed regular and certified mail granting an extension to make the annual installments by December 29, 2006, if the 2005 fiscal year taxes were paid in full by September 15, 2006. The regular mail received and the certified mail returned "unclaimed" to Klamath County Property Sales Department; and

WHEREAS, on January 10, 2007, a notice was mailed regular and certified mail regarding the deadline not met to make the June 9, 2006, annual installments. A return receipt to Klamath County Property Sales Department was received on January 19, 2007; and

WHEREAS, on July 31, 2007, a notice and Notices of Statements were mailed regular and certified mail requesting the June 9, 2006 and June 9, 2007, annual installments plus the 2006 fiscal year taxes in the full amounts of \$5,379.70 and \$84.63 be paid on the real properties by August 15, 2007. If full payments were not received by the deadline given, the remaining balances, interests and recording fees in the amount of \$10,653.61 and \$85.69 for the 2006 fiscal year taxes be paid by August 20, 2007, in order to avoid cancelling your Land Sale Agreements dated June 9, 2005; and

WHEREAS, no payments have been made and the Land Sale Agreements are now in

Default.


NOW, THEREFORE, IT IS HEREBY DECLARED AND ORDERED, that the two Land Sale Agreements between Klamath County and Tami L. Cole dated June 9, 2005, are 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 canceled land sale contracts if found within the county. If holder is not found within the county, a certified copy of the Order shall be served by mailing it to the holder by registered mail or by certified mail with return receipt at the last known address of the holder being: P O Box 1615, Klamath Falls, OR 97601.

NOTE: Pursuant to ORS 275.220 (2) **within 20 days** after the service of this order of cancellation upon the holder, the holder of the canceled land sale contracts may appeal from the order to the circuit court for the county in which the lands are located. The circuit court shall try the appeal as an action not triable by right to a jury. If appeal is not taken or if it results upon trial, in an affirmance of the order of cancellation, the order becomes absolute and the real properties forfeited may be sold without notice.

DONE and DATED this 20th day of November, 2007.

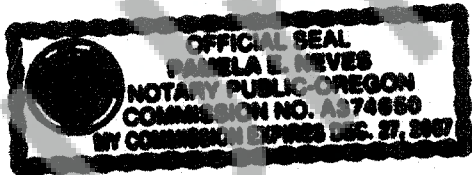
BOARD OF COUNTY COMMISSIONERS


John W. Elliott, Chairman of the Board


William A. Switzer, County Commissioner


William R. Brown, County Commissioner

SUBSCRIBED and SWORN to before me this 20th day of November, 2007.



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**