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04/30/2015 01:40:20 PM

Fee: \$72.00

**STATE OF OREGON,
COUNTY OF KLAMATH**

I, Dawn Megles, Classified 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 2701 Foothills Blvd., Klamath
Falls, Oregon in the aforesaid county and
state: that I know from my personal
knowledge that the

Legal # 16271Klamath County Notice of Sale ofTax Foreclosed Properties

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for: (4)

Four

Insertion(s) in the following issues:

April 08, 15, 22, 26, 2015

Total Cost: \$17,727.96

Dawn Megles
Subscribed and sworn by Dawn Megles
before me on: April 27, 2015

Debra A Gribble
Notary Public of Oregon

My commission expires January 03, 2016



Specification Duarte Sales
**NOTICE OF SALE OF TAX FORECLOSED
PROPERTIES**

In accordance with ORS 275 and by Order of the Board of County Commissioners dated Tuesday, March 24th, 2015, I shall at 10 a.m. to 12 noon & 2 p.m. to 4 p.m. on Wednesday, May 6th, 2015, proceed to sell at auction at the Klamath County Gov't Center, 305 Main Street, Rm 219, Klamath Falls, OR 97601, to the highest and best bidder, all of the right, title and interest of Klamath County in and to the following described property situated in Klamath County, OR. The Board or its delegate, reserves the right to accept or reject any bid. Please visit PropertySales.KlamathCounty.org for more information and to obtain a registration form.

The said property, all of which is situated in the County of Klamath, State of Oregon, is described as follows:

APN: R137355, M706383
MapTaxLot: R-2310-02700-01300-000
Situs: 8747 Split Rail Rd., LaPine, OR 97739
Acreage: 5
Notes: Includes Manufactured structure and Improvements
Real Market: \$72,180.00
Minimum Bid: \$8,800.00

APN: R141643
MapTaxLot: R-2310-036D0-03000-000
Situs: n/a, LaPine, OR 97739
Acreage: 1.02
Notes:
Real Market: \$15,000.00
Minimum Bid: \$1,500.00

APN: R142287, M878025
MapTaxLot: R-2310-036D0-10100-000
Situs: 12642 Alderwood Dr, LaPine, OR 97739
Acreage: 1
Notes: Includes manufactured structure and improvement
Real Market: \$43,190.00
Minimum Bid: \$6,790.00

APN: R696517
MapTaxLot: R-2408-036DA-00400-000
Situs: n/a, Crescent, OR n/a
Acreage: 0.27
Notes:
Real Market: \$10,000.00
Minimum Bid: \$1,500.00

APN: R801252, R154683
MapTaxLot: R-2409-030CD-02400-000, R-2409-030CD-02500-000
Situs: 136345 Hwy 97 N, Crescent, OR 97733
Acreage: N/A
Notes: includes improvements/ vacant service station
Real Market: \$46,530.00
Minimum Bid: \$7,675.00

APN: R156226
MapTaxLot: R-2409-031BC-01100-000
Situs: 135506 Hwy 97 N, Crescent, OR 97733
Acreage: 0.27
Notes: includes improvements
Real Market: \$38,470.00
Minimum Bid: \$2,000.00

APN: R87872
MapTaxLot: R-2808-020B0-03900-000
Situs: 100227 Hwy 97 N, Chemult, OR 97731
Acreage: 0.24

Notes: including improvements
Real Market: \$25,630.00
Minimum Bid: \$3,900.00

APN: R80021, R80012
MapTaxLot: R-3107-001A0-03500 & 03600-00
Situs: n/a, n/a, OR n/a
Acreage: N/A
Notes: 2 tax lots
Real Market: \$11,400.00
Minimum Bid: \$1,400.00

APN: R79961
MapTaxLot: R-3107-001A0-04100-000
Situs: n/a, n/a, OR n/a
Acreage: N/A
Notes:
Real Market: \$3,690.00
Minimum Bid: \$250.00

APN: R80487
MapTaxLot: R-3107-001A0-07500-000
Situs: n/a, n/a, OR n/a
Acreage: N/A
Notes:
Real Market: \$3,690.00
Minimum Bid: \$250.00

APN: R80316
MapTaxLot: R-3107-001A0-07900-000
Situs: n/a, n/a, OR n/a
Acreage: N/A
Notes:
Real Market: \$5,500.00
Minimum Bid: \$250.00

APN: R191250
MapTaxLot: R-3407-015BA-01500-000
Situs: 914 Jet Ave, Chiloquin, OR 97624
Acreage: N/A
Notes:
Real Market: \$27,670.00
Minimum Bid: \$2,695.00

APN: R194729
MapTaxLot: R-3407-027AC-00400-000
Situs: 41178 Pine Ridge Loop, Chiloquin, O 97624
Acreage: N/A
Notes: includes improvements
Real Market: \$30,890.00
Minimum Bid: \$6,370.00

APN: R199270, M66804
MapTaxLot: R-3407-034CA-07300-000
Situs: 131 S Lalakes Ave, Chiloquin, OR 97
Acreage: N/A
Notes: Includes manufactured structure and improvements
Real Market: \$25,080.00
Minimum Bid: \$1,945.00

APN: R203602
MapTaxLot: R-3407-034DD-01100-000
Situs: 111 N. Valley St, Chiloquin, OR 9762
Acreage: N/A
Notes: Includes house and improvements
Real Market: \$93,800.00
Minimum Bid: \$13,145.00

APN: R204317, R204335
MapTaxLot: R-3407-034DD-05600 & 057C
Situs: 123 S 3rd Ave, Chiloquin, OR 97624
Acreage: N/A
Notes: Includes Improvements
Real Market: \$12,330.00
Minimum Bid: \$2,500.00

APN: R204558, R204576
MapTaxLot: R-3407-034DD-06300 & 06400-000
Situs: 215 S 3rd Ave, Chiloquin, OR 97624
Acreage: N/A
Notes: Includes Improvements
Real Market: \$19,810.00
Minimum Bid: \$3,500.00

APN: R883431, R210257
MapTaxLot: R-3408-03600-00600-000
Situs: 39439 Dusty Ln, Chiloquin, OR 97624
Acreage: 22.73
Notes: Split code, includes house & improvements
Real Market: \$85,160.00
Minimum Bid: \$7,500.00

APN: R220380
MapTaxLot: R-3507-003AA-03000-000
Situs: 416 E Ash St, Chiloquin, OR 97624
Acreage: N/A
Notes: Includes house and improvements
Real Market: \$69,000.00
Minimum Bid: \$14,500.00

APN: R220692
MapTaxLot: R-3507-003AA-04700-000
Situs: 415 E Pine St, Chiloquin, OR 97624
Acreage: 0.11
Notes: includes improvements
Real Market: \$16,860.00
Minimum Bid: \$950.00

APN: R224545
MapTaxLot: R-3507-006AC-01700-000
Situs: n/a, Chiloquin, OR 97624
Acreage: 0.29
Notes: Corner lot
Real Market: \$9,000.00
Minimum Bid: \$500.00

APN: R225081
MapTaxLot: R-3507-006AC-07300-000
Situs: n/a, n/a, OR n/a
Acreage: 0.23
Notes:
Real Market: \$9,000.00
Minimum Bid: \$500.00

APN: R237247
MapTaxLot: R-3507-017CB-05300-000
Situs: n/a, Chiloquin, OR 97624
Acreage: N/A
Notes:
Real Market: \$10,620.00
Minimum Bid: \$2,115.00

APN: R236998
MapTaxLot: R-3507-017CC-00100-000
Situs: 2324 Springwood Dr, Chiloquin, OR 97624
Acreage: N/A
Notes: Includes house and improvements
Real Market: \$68,670.00
Minimum Bid: \$14,075.00

APN: R236514
MapTaxLot: R-3507-017CC-05200-000
Situs: n/a, Chiloquin, OR 97624
Acreage: N/A
Notes:
Real Market: \$10,620.00
Minimum Bid: \$1,750.00

APN: R241893
MapTaxLot: R-3507-018AA-05600-000
Situs: n/a, Chiloquin, OR 97624
Acreage: N/A

Notes:
Real Market: \$10,620.00
Minimum Bid: \$1,600.00

APN: R242080
MapTaxLot: R-3507-018AD-03100-000
Situs: n/a, Chiloquin, OR 97624
Acreage: N/A
Notes:
Real Market: \$10,620.00
Minimum Bid: \$1,965.00

APN: R245461
MapTaxLot: R-3507-018DA-05100-000
Situs: n/a, Chiloquin, OR 97624
Acreage: 0.25
Notes:
Real Market: \$10,620.00
Minimum Bid: \$750.00

APN: R252489
MapTaxLot: R-3509-01100-00300-000
Situs: 14040 Sprague River Rd, Chiloquin, OR 97624
Acreage: 3.82
Notes: Includes improvements
Real Market: \$38,950.00
Minimum Bid: \$7,985.00

APN: R255663
MapTaxLot: R-3509-024C0-03000-000
Situs: 32857 Elde St, Chiloquin, OR 97624
Acreage: N/A
Notes: includes improvements
Real Market: \$18,400.00
Minimum Bid: \$2,975.00

APN: R277961
MapTaxLot: R-3511-011C0-03100-000
Situs: n/a, Sprague River, OR n/a
Acreage: N/A
Notes:
Real Market: \$3,100.00
Minimum Bid: \$650.00

APN: R282679, R282660
MapTaxLot: R-3511-014C0-02800 & 02900-000
Situs: n/a, Sprague River, OR n/a
Acreage: N/A
Notes:
Real Market: \$6,200.00
Minimum Bid: \$1,520.00

APN: R288646
MapTaxLot: R-3511-03500-00300-000
Situs: n/a, Sprague River, OR n/a
Acreage: 20
Notes:
Real Market: \$8,800.00
Minimum Bid: \$1,075.00

APN: R289397, R289379
MapTaxLot: R-3512-00000-03600 & 03700-000
Situs: n/a, Beatty, OR n/a
Acreage: 80
Notes:
Real Market: \$25,600.00
Minimum Bid: \$3,500.00

APN: R296575
MapTaxLot: R-3513-03200-01600-000
Situs: n/a, Chiloquin, OR 97624
Acreage: 20
Notes:
Real Market: \$8,800.00
Minimum Bid: \$1,500.00

<p>APN: R696606 MapTaxLot: R-3606-003CA-00800-000 Situs: 26451 Johnson Dr, Klamath Falls, OR 97601 Acreage: 0.63 Notes: Includes house & Improvements Real Market: \$99,260.00 Minimum Bid: \$7,155.00</p>	<p>Acreage: N/A Notes: Includes house & improvement Real Market: \$65,310.00 Minimum Bid: \$13,255.00</p>
<p>APN: R323368, R323322 MapTaxLot: R-3608-00000-00400 & 00800-000 Situs: n/a, Klamath Falls, OR n/a Acreage: 40 Notes: Real Market: \$33,040.00 Minimum Bid: \$5,050.00</p>	<p>APN: R610869 MapTaxLot: R-3809-032CB-04300-001 Situs: 207 N Rogers Ave, Klamath Falls Acreage: N/A Notes: Includes house & improvements Real Market: \$97,290.00 Minimum Bid: \$19,650.00</p>
<p>APN: R329139, M885253 MapTaxLot: R-3610-012A0-07300-000 Situs: 26956 Cuni St, Sprague River, OR 97639 Acreage: N/A Notes: Includes manufactured structure and improvements Real Market: \$24,600.00 Minimum Bid: \$5,735.00</p>	<p>APN: R478655 MapTaxLot: R-3809-033BD-04400-000 Situs: 644 Owens St, Klamath Falls, OR Acreage: N/A Notes: Includes house & improvements Real Market: \$33,420.00 Minimum Bid: \$8,535.00</p>
<p>APN: R334383 MapTaxLot: R-3610-014BD-07000-000 Situs: n/a, Sprague River, OR 97639 Acreage: 0.17 Notes: Real Market: \$1,400.00 Minimum Bid: \$350.00</p>	<p>APN: R611582, R884377 MapTaxLot: R-3809-033CB-00100 & 00 Situs: 843 & 853 Spring St, Klamath Falls Acreage: N/A Notes: Old Iron Works building. 2 parcel Industrial Real Market: \$319,350.00 Minimum Bid: \$32,200.00</p>
<p>APN: R325160 MapTaxLot: R-3610-02300-00100-000 Situs: 24050 Meadow Ln, Sprague River, OR 97639 Acreage: 20 Notes: Includes Improvements Real Market: \$45,150.00 Minimum Bid: \$9,990.00</p>	<p>APN: R448527 MapTaxLot: R-3809-035cc-09000-000 Situs: 4545 Shasta Way, Klamath Falls, C Acreage: N/A Notes: Includes house & improvements Real Market: \$76,940.00 Minimum Bid: \$16,000.00</p>
<p>APN: R325044 MapTaxLot: R-3610-02300-00500-000 Situs: n/a, Sprague River, OR 97639 Acreage: 10 Notes: Real Market: \$15,150.00 Minimum Bid: \$3,225.00</p>	<p>APN: R456535, M49156 MapTaxLot: R-3811-001A0-00800-000 Situs: 35630 Grizzly Ln, Bonanza, OR 976 Acreage: N/A Notes: Includes manufactured structure a improvements Real Market: \$31,410.00 Minimum Bid: \$4,350.00</p>
<p>APN: R350042 MapTaxLot: R-3611-010A0-04200-000 Situs: n/a, Sprague River, OR 97639 Acreage: N/A Notes: Real Market: \$13,000.00 Minimum Bid: \$2,790.00</p>	<p>APN: R459006, M41207 MapTaxLot: R-3811-002D0-02300-000 Situs: 8720 Warbler Dr, Bonanza, OR 976 Acreage: N/A Notes: Includes manufactured structure & improvements Real Market: \$21,420.00 Minimum Bid: \$4,650.00</p>
<p>APN: R351595, M50447 MapTaxLot: R-3611-011B0-01600 Situs: 33115 Malheur St, Sprague River, OR 97639 Acreage: N/A Notes: Includes Improvements Real Market: \$31,650.00 Minimum Bid: \$3,310.00</p>	<p>APN: R463395, M811198 MapTaxLot: R-3811-009B0-00500-000 Situs: 8136 Ground Squirrel Dr, Bonanza, C Acreage: N/A Notes: Includes manufactured home & improvements Real Market: \$55,520.00 Minimum Bid: \$11,440.00</p>
<p>APN: R351577 MapTaxLot: R-3611-011B0-02100-000 Situs: 33361 Malheur St, Sprague River, OR 97639 Acreage: N/A Notes: Manufactured structure not included, does include other improvements Real Market: \$34,600.00 Minimum Bid: \$7,115.00</p>	<p>APN: R465810 MapTaxLot: R-3811-011B0-01500-000 Situs: 33636 Raccoon Ln, Bonanza, OR 976 Acreage: 2.07 Notes: possible power & under ground cabl existing Real Market: \$20,500.00 Minimum Bid: \$2,500.00</p>
<p>APN: R393906 MapTaxLot: R-3711-025C0-05300-000 Situs: 34776 Zebu Ln, Bonanza, OR 97623 Acreage: 2.3</p>	<p>APN: R485282, R485291 MapTaxLot: R3811-V34B0-03300 & 03400-C Situs: n/a, Dairy, OR 97625</p>

Minimum Bid: \$8,665.00
 APN: R536316
 MapTaxLot: R-3909-007BD-07400-000
 Situs: 3120 Diamond St, Klamath Falls, OR 97601
 Acreage: N/A
 Notes: Includes house & improvements
 Real Market: \$41,450.00
 Minimum Bid: \$3,500.00

All property is subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

**Imp means improvement, i.e. a house or shed or pump house, etc. Due to weather conditions, county may not be able to physically view each site; if not, information is taken from the assessor's records.

APN: R536708
 MapTaxLot: R-3909-007CA-03900-000
 Situs: 4060 Douglas Ave, Klamath Falls, OR 97603
 Acreage: N/A
 Notes: Includes house & improvements
 Real Market: \$83,210.00
 Minimum Bid: \$16,835.00

**No conditions may be placed on any parcel bid upon, i.e., purchase of any property may not be tied to conditional approval or additional properties awarded.

All sales shall be made in the county in which the land is situated between the hours of 10 a.m. and 4 p.m., and may be adjourned from day to day for not to exceed 30 days by the sheriff, by public announcement made by the sheriff at the time and place designated in the notice of sale or at the time and place to which the sale may be adjourned. On Wednesday, May 6, 2015, beginning parcels will be offered for sale starting at 10 a.m. to 12 noon; and remaining parcels at 1 p.m. to 4 p.m. If at 4 p.m. property has not been offered for sale, the sale will adjourn and continue at 10 a.m. on Thursday, May 7, 2015.

APN: R538993
 MapTaxLot: R-3909-007CB-13200-000
 Situs: 4326 Greensprings Dr, Klamath Falls, OR 97603
 Acreage: N/A
 Notes: Includes house & improvements
 Real Market: \$65,440.00
 Minimum Bid: \$13,300.00

****MANDATORY REGISTRATION, FEE AND DOCUMENTATION (IF REQUIRED)** to participate. Register prior to or by 4 p.m. on Wednesday, April 29, 2015, to attend or participate at this sale. A registration fee (non-refundable) is required in the amount of \$25.00. If registration fee is made by a personal check, cashier's check, certified check or money order, make payable to Klamath County Property Sales prior to or by 4 p.m. on Wednesday, April 29, 2015. **No credit card payments will be accepted. If registration form is submitted, but no fee and/or documentation required has/have not been received by the deadlines given, no participation will be allowed. No exceptions**

APN: R539055, R539064
 MapTaxLot: R-3909-007CB-13800 & 13900-000
 Situs: 3726 & 3734 Emerald St, Klamath Falls, OR 97601
 Acreage: N/A
 Notes: Includes improvements/DRUG LAB
 PROPERTY- ON OREGON'S UNFIT FOR USE LIST
 Real Market: \$31,230.00
 Minimum Bid: \$1,500.00

APN: R539331
 MapTaxLot: R-3909-008BB-00700-000
 Situs: n/a, Klamath Falls, OR 97603
 Acreage: 0.73
 Notes:
 Real Market: \$22,570.00
 Minimum Bid: \$2,915.00

If a prospective purchaser(s) is/are registered by the above deadline and is/are having a person attend the sale for him/her/them in a representative capacity the prospective purchaser(s) must have the instrument(s) signed in front of a notary and recorded with the Klamath County Clerk prior to 4 p.m. on Wednesday, April 29, 2015. If the instrument does not in writing contain words that otherwise limit the period of time of its effectiveness, the power of attorney shall remain in effect until revoked by the principal. If a Durable Power of Attorney is of county record and has not been revoked prior to the date of sale, no additional instrument is required, but a copy of recorded instrument must be given to Property Sales Dept prior to or by 4 p.m. on Wednesday, April 29, 2015.

APN: R543139
 MapTaxLot: R-3909-010BD-02700-000
 Situs: 3141 Laverne Ave, Klamath Falls, OR 97603
 Acreage: N/A
 Notes: Includes house & improvements
 Real Market: \$62,530.00
 Minimum Bid: \$14,000.00

APN: R568086, M64539
 MapTaxLot: R-3909-013AA-03300-000
 Situs: 7111 Ruth Ct, Klamath Falls, OR 97603
 Acreage: N/A
 Notes: Includes manufactured home and improvements
 Real Market: \$60,810.00
 Minimum Bid: \$12,800.00

If bidding as a Business Entity, Corporation, LLC, etc or as a Foreign Corporation you must be filed with the Oregon Corporation Division as "active" and documentation from the Oregon Corporation Division must be provided or if bidding as a Trust you must provide documentation to Property Sales Department prior to or by 4 p.m. on Wednesday, April 29, 2015. ***No exceptions.

APN: R590523, M58305
 MapTaxLot: R-3910-007BD-00400-000
 Situs: 7910 Hwy 140 E, Klamath Falls, OR 97603
 Acreage: 1
 Notes: Includes manufactured structure & improvements
 Real Market: \$68,260.00
 Minimum Bid: \$9,745.00

Bids for property of \$5,000.00 or less may be made in any amount, but no less than minimum increments of \$50.00. Bids of \$5,001.00 and up may be made in any amount, but no less than minimum increments of \$100.00. Bids less than the advertised minimum bid will not be accepted.

APN: R605660
 MapTaxLot: R-3911-010BC-00200-000
 Situs: 31625 High St, Bonanza, OR 97623
 Acreage: 8.27
 Notes:
 Real Market: \$43,110.00
 Minimum Bid: \$8,815.00

The terms of this sale shall be money order, cashier's/certified check only and payable to

Real Market: \$20,000.00
Minimum Bid: \$2,000.00

APN: R399045
MapTaxLot: R-3711-029A0-01200-000
Situs: 29734 Thunderbear Rd, Bonanza, OR 97623
Acreage: 5.26
Notes: includes improvements
Real Market: \$12,500.00
Minimum Bid: \$2,695.00

APN: R400907
MapTaxLot: R-3711-033B0-00600-000
Situs: 11236 Bechdolt St, Bonanza, OR 97623
Acreage: N/A
Notes: Includes improvements, does not include manufactured structure
Real Market: \$20,790.00
Minimum Bid: \$3,840.00

APN: R400658
MapTaxLot: R-3711-033D0-01100-000
Situs: n/a, Bonanza, OR 97639
Acreage: N/A
Notes:
Real Market: \$20,000.00
Minimum Bid: \$4,195.00

APN: R408810
MapTaxLot: R-3715-00000-06300-000
Situs: n/a, Bonanza, OR 97623
Acreage: 40
Notes:
Real Market: \$25,680.00
Minimum Bid: \$5,330.00

APN: R216590
MapTaxLot: R-3809-028BC-12100-000
Situs: 1827 Portland St, Klamath Falls, OR 97601
Acreage: N/A
Notes: Includes house
Real Market: \$58,470.00
Minimum Bid: \$12,000.00

APN: R301569
MapTaxLot: R-3809-029CA-13900-000
Situs: 1336 Lakeview Ave, Klamath Falls, OR 97601
Acreage: N/A
Notes: Includes house & improvements
Real Market: \$49,790.00
Minimum Bid: \$4,500.00

APN: R367604
MapTaxLot: R-3809-029CD-06800-000
Situs: 616 Upham St, Klamath Falls, OR 97601
Acreage: N/A
Notes:
Real Market: \$21,440.00
Minimum Bid: \$4,000.00

APN: R370565
MapTaxLot: R-3809-029DC-20000-000
Situs: 730 N 9th St, Klamath Falls, OR 97601
Acreage: N/A
Notes:
Real Market: \$8,100.00
Minimum Bid: \$750.00

APN: R411851
MapTaxLot: R-3809-032AB-01300-000
Situs: 530 N 8th St, Klamath Falls, OR 97601
Acreage: N/A
Notes: Includes Duplex and improvements
Real Market: \$84,660.00
Minimum Bid: \$17,125.00

APN: R475462
MapTaxLot: R-3809-032BD-05800-000
Situs: 112 High St, Klamath Falls, OR 97601

Notes: Includes house & improvements
Real Market: \$77,600.00
Minimum Bid: \$15,715.00

APN: R488886
MapTaxLot: R-3907-026D0-09400-000
Situs: 18211 Freight Road Ln, Klamath Falls, C 97601
Acreage: N/A
Notes: Includes detitled manufactured home & improvements
Real Market: \$70,290.00
Minimum Bid: \$7,500.00

APN: R502557, M36696
MapTaxLot: R-3908-036DA-01600-000
Situs: 223 Stroh St, Midland, OR 97634
Acreage: N/A
Notes: Includes manufactured structure & improvements
Real Market: \$49,910.00
Minimum Bid: \$5,500.00

APN: R507179
MapTaxLot: R-3909-001BB-04400-000
Situs: 1940 Patterson St, Klamath Falls, OR 97
Acreage: 0.34
Notes: Includes improvements
Real Market: \$38,880.00
Minimum Bid: \$6,875.00

APN: R513901
MapTaxLot: R-3909-002AD-04700-000
Situs: 5533 Miller Ave, Klamath Falls, OR 9760
Acreage: N/A
Notes: Manufactured structure not included. Includ other improvements
Real Market: \$44,400.00
Minimum Bid: \$9,070.00

APN: R513894
MapTaxLot: R-3909-002AD-04800-000
Situs: 5515 Miller Ave, Klamath Falls, OR 9760
Acreage: N/A
Notes: Includes house & improvements
Real Market: \$45,540.00
Minimum Bid: \$8,300.00

APN: R515008
MapTaxLot: R-3909-002BA-06500-000
Situs: 1871 Hope St, Klamath Falls, OR 97603
Acreage: 0.13
Notes: Land only, mobile not included
Real Market: \$55,000.00
Minimum Bid: \$3,500.00

APN: R523053, M42206
MapTaxLot: R-3909-002DD-04900-000
Situs: 5433 Delaware Rd, Klamath Falls, OR 97
Acreage: N/A
Notes: Includes manufactured structure and improvements
Real Market: \$50,880.00
Minimum Bid: \$9,990.00

APN: R523856
MapTaxLot: R-3909-003AB-02000-000
Situs: 1859 Burns St, Klamath Falls, OR 97603
Acreage: N/A
Notes: Includes improvements
Real Market: \$28,380.00
Minimum Bid: \$3,632.00

APN: R525658
MapTaxLot: R-3909-003BA-02500-000
Situs: 1862 Arthur St, Klamath Falls, OR 97603
Acreage: 0.31
Notes: Includes house and improvements
Real Market: \$69,060.00

APN: R606829, R606810
MapTaxLot: R-3911-010CB-02000 & 02100-000
Situs: 31710 Mission St, Bonanza, OR 97623
Acreage: N/A
Notes: Includes 2 houses & improvements
Real Market: \$84,510.00
Minimum Bid: \$5,000.00

APN: R104531, R104336, R104354
MapTaxLot: R-4011-00000-05300, 05400 & 05500-000
Situs: n/a, n/a, OR n/a
Acreage: 159.09
Notes: 3 parcels total
Real Market: \$168,730.00
Minimum Bid: \$18,440.00

APN: R844126
MapTaxLot: R-4107-00900-00205-000
Situs: n/a, n/a, OR n/a
Acreage: 10
Notes:
Real Market: \$17,380.00
Minimum Bid: \$1,950.00

APN: R125279
MapTaxLot: R-4112-016AD-00800-000
Situs: 2309 Market St, Malin, OR 97632
Acreage: N/A
Notes:
Real Market: \$20,530.00
Minimum Bid: \$4,800.00

APN: R123976
MapTaxLot: R-4112-016DA-00900-000
Situs: n/a, Malin, OR n/a
Acreage: N/A
Notes:
Real Market: \$25,680.00
Minimum Bid: \$2,270.00

Before signing or accepting the instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Secs 5 to 11, Ch 424, OR Laws 2007, Secs 2 to 9 and 17, Ch 855, OR Laws 2009, and Secs 2 to 7, Ch 8, OR Laws 2010. The instrument does not allow use of the property described in the instrument in violation of applicable land use laws and regulations. Before signing or accepting instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Secs 5 to 11, Ch 424, OR Laws 2007, Secs 2 to 9 and 17, Ch 855, OR Laws 2009, and Secs 2 to 7, Ch 8, OR Laws 2010.

Pursuant to ORS 275.110, an order to sell certain county property acquired in any manner by such county, or any interest therein less than the whole fee, shall direct the sheriff to make sale thereof. The order may be amended from time to time or revoked as the Klamath County Board of Commissioners deems proper.

The successful bidder accepts the land, building(s), and all other improvements in their present condition, as is, including latent defects, without any representations or warranties, expressed or implied. The successful bidder further acknowledges that in the event of an environmental cleanup, Klamath County has no liability for any costs associated with the environmental cleanup.

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(s) will become null and void.

If the purchase price is \$20,000.00 or less, the full amount plus the recording fee is to be paid in full. Property purchased with an amount of \$20,001.00 or more may be purchased on a Land Sale Agreement with 25% down plus the recording fee and the remaining balance to be paid under written agreement with the purchaser in equal installments over a term not exceeding two years from the date of sale. All deferred payments to bear interest from the date of sale at a rate of sixteen (16) percent per annum, PAYABLE ANNUALLY.

If property is purchased on a Land Sale Agreement, current I.D. is required - a photo I.D. (driver's license), and/or current I.D. can also be by an institution, a business entity, federal, state, county, municipal or other local government containing a signature. The Land Sale Agreement will be issued, signed and notarized the day of the sale.

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 a 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 or septic tank approval.

Klamath County does not warrant or guarantee in any fashion that purchaser(s) will have an insurable interest in the property. Title companies may refuse to insure foreclosed property.

Title conveyed by Klamath County does not warrant that properties under forest/farm zoning use will allow dwelling or structures to be constructed on such property. Purchasers are cautioned to consult the Planning Department for rulings on individual parcels.

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.

For further information please visit us online at PropertySales.KlamathCounty.org or call Property Sales at (541) 883-4297

Frank Skrah, Klamath County Sheriff