

Returned at Counter
Property Sales

**AFFIDAVIT OF PUBLICATION
STATE OF OREGON,
COUNTY OF KLAMATH**

2016-001480

Klamath County, Oregon



00182283201600014800020026

02/16/2016 01:36:58 PM

Fee: \$47.00

I, Pat Bergstrom, Legal Specialist, being duly sworn,
depose and say that I am the principle 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, OR 97603 in the aforesaid county and
state; that I know from my personal knowledge that the
Legal#16810 KLAMATH CO TAX
PROPERTY SALES AUCTION
a printed copy of which is hereto annexed, was published
in the entire issue of said newspaper for: 1

Insertion(s) in the following issues:

02/07/2016

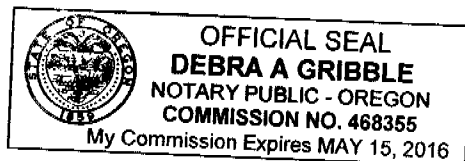
Total Cost: \$4161.44

Pat Bergstrom

Subscribed and sworn by Pat Bergstrom before me on:
8th day of February in the year of 2016

Debra A Gribble

Notary Public of Oregon
My commission expires on May 15, 2016



legal notices

legal notices

legal notices

NOTICE OF SALE OF TAX FORECLOSED PROPERTIES

In accordance with ORS 275 and by Order of the Board of County Commissioners dated Tuesday, Jan 5th, 2016, I shall at 10 a.m. to 12 noon & 1 p.m. to 4 p.m. on Wednesday, Feb 18th, 2016, 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: R134401, R134394
MapTaxLot: R-2309-025A0-04200&04300-000
Situs: 146607 Wild Cougar Ln., Gilchrist, OR 97737
Acreage: N/A
Notes: Includes house and improvements
Real Market: \$138,740.00
Minimum Bid: \$15,133.00

APN: R88345, R895003
MapTaxLot: R-2808-020B0-00500-000, R-2808-020B0-00501-000
Situs: 100525 Hwy 97 N, Chemult, OR 97731
Acreage: 23.74
Notes: Includes Improvements, does not include mobile home.
Real Market: \$75,000.00
Minimum Bid: \$13,389.00

APN: R204317, R204335
MapTaxLot: R-3407-034DD-05600-000, R-3407-034DD-05700-000
Situs: 123 S 3rd Ave, Chiloquin, OR 97624
Acreage: N/A
Notes: Includes Improvements
Real Market: \$12,330.00
Minimum Bid: \$750.00

APN: R209287, R883503
MapTaxLot: R-3408-02500-00700-000
Situs: 40650 9 Mile Rd., Chiloquin, OR 97624
Acreage: 10.21
Notes: Includes improvements, split code
Real Market: \$147,540.00
Minimum Bid: \$15,403.00

APN: R221389
MapTaxLot: R-3507-003AB-01100-000
Situs: 213 E Arnold St., Chiloquin, OR 97624
Acreage: N/A
Notes: Includes Improvements
Real Market: \$40,300.00
Minimum Bid: \$8,028.00

APN: R440446
MapTaxLot: R-3809-020CC-03100-000
Situs: 2551 Montellus St., Klamath Falls, OR 97601
Acreage: 0.45
Notes: Includes Improvements
Real Market: \$84,800.00
Minimum Bid: \$8,849.00

APN: R211522
MapTaxLot: R-3809-029BC-02500-000
Situs: 1919 Tunnel St., Klamath Falls, OR 97601
Acreage: N/A
Notes: Includes Improvements
Real Market: \$49,400.00
Minimum Bid: \$5,186.00

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: \$923.00

APN: R479146
MapTaxLot: R-3809-033AC-03800-000
Situs: 2004 Orchard Ave., Klamath Falls, OR 97601

Acreage: N/A
Notes: Includes Improvements
Real Market: \$37,340.00
Minimum Bid: \$6,450.00

APN: R496591, R496608
MapTaxLot: R-3908-013DA-02500-000, R-3908-013DA-02600-000
Situs: 4952 Weyerhaeuser Rd., Klamath Falls, OR 97601

Acreage: N/A
Notes: Does not include Mobile home, does include all other improvements
Real Market: \$32,380.00
Minimum Bid: \$4,362.00

APN: R525658
MapTaxLot: R-3909-003BA-02500-000
Situs: 1882 Arthur St, Klamath Falls, OR 97603
Acreage: 0.31
Notes: Includes house and improvements
Real Market: \$69,060.00
Minimum Bid: \$5,170.00

APN: R527503
MapTaxLot: R-3909-003CD-00900-000
Situs: 3204 1/2 Boardman Ave., Klamath Falls, OR 97603
Acreage: N/A
Notes: Includes Improvements, does not include mobile home.
Real Market: \$70,910.00
Minimum Bid: \$7,286.00

APN: R527610
MapTaxLot: R-3909-003CD-02000-000
Situs: 3011 Delaware Ave., Klamath Falls, OR 97603
Acreage: N/A
Notes: Includes Improvements
Real Market: \$114,600.00
Minimum Bid: \$15,217.00

APN: R532855, R532846
MapTaxLot: R-3909-005CA-00800-000, R-3909-005CA-00900-000
Situs: 2020 Abilene Ave., Klamath Falls, OR 97601
Acreage: N/A
Notes: Includes Improvements.
Real Market: \$43,690.00
Minimum Bid: \$3,236.00

APN: R543905
MapTaxLot: R-3909-010CD-00900-000
Situs: 4330 Altamont Dr., Klamath Falls, OR 97603
Acreage: N/A
Notes: Includes Improvements
Real Market: \$49,740.00
Minimum Bid: \$8,241.00

APN: R546635
MapTaxLot: R-3909-010DC-04900-000
Situs: _____
Acreage: N/A
Notes: _____
Real Market: \$24,500.00
Minimum Bid: \$2,903.00

APN: R102347
MapTaxLot: R-4110-016A0-01100-000
Situs: _____
Acreage: N/A
Notes: Possible issues with access and land use/ building
Real Market: \$1,460.00
Minimum Bid: \$387.00

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.

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.

**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, Feb 18th, 2016, 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, Feb 19th, 2016.

MANDATORY REGISTRATION, FEE AND DOCUMENTATION (IF REQUIRED) to participate. Register prior to or by 4 p.m. on Wednesday, Feb 11th, 2016, 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, Feb 11th, 2016. **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

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, Feb 11th, 2016. 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, Feb 11th, 2016.

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, Feb 11th, 2016. ***No exceptions.

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.

The terms of this sale shall be money order, cashier's/certified check only and 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(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
#16810 - 1/17, 1/24, 1/31 & 2/7/2016