

AFFIDAVIT OF PUBLICATION  
STATE OF OREGON,  
COUNTY OF KLAMATH

2016-006067

Klamath County, Oregon



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Fee: \$52.00

tax office  
Returned at Counter

STATE OF OREGON,  
COUNTY OF KLAMATH

I, Pat Bergstrom, Legal Specialist,  
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 # 17020

Notice of Sale of Tax Forclosed  
Properties

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

Insertion(s) in the following issues:  
May 08, 15, 22, 29, 2016

Total Cost: \$8,804.35

*Pat Bergstrom*

Subscribed and sworn by Pat Bergstrom  
before me on:

*Debra A. Grizzle*

Notary Public of Oregon

My commission expires on May 11, 2020.



SUNDAY, MAY 29, 2016 | E7

NOTICE OF SALE OF TAX FORE- CLOSED PROPERTIES	APN: R176080	APN: R177025	APN: R209795	APN: R242213	APN: R264573	APN: R264591	APN: R264270
In accordance with ORS 275 and by Order of the Board of County Com- missioners dated Tuesday, April 19th, 2016, I shall at 10 a.m. to 12 noon & 1 p.m. to 4 p.m. on Thursday, June 9th, 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 bid- der, 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 informa- tion and to obtain a registration form.	MapTaxLot: R-3313-01300-03200-000 Situs: Acreage: N/A Notes: Bare Land Real Market: \$6,000.00 Minimum Bid: \$1,100.00	MapTaxLot: R-3313-02300-03100-000 Situs: Acreage: 8.99 Notes: Bare Land Real Market: \$6,000.00 Minimum Bid: \$1,285.00	MapTaxLot: R-3408-02780-00500-000 Situs: Acreage: N/A Notes: Bare lot Real Market: \$6,000.00 Minimum Bid: \$1,735.00	MapTaxLot: R-3507-018AD-00600-000 Situs: Acreage: N/A Notes: Bare lot Real Market: \$9,000.00 Minimum Bid: \$1,600.00	MapTaxLot: R-3510-023AD-03400-000 Situs: Acreage: N/A Notes: Bare lot Real Market: \$5,000.00 Minimum Bid: \$1,035.00	MapTaxLot: R-3510-023AD-03600-000 Situs: Acreage: N/A Notes: Bare lot Real Market: \$5,000.00 Minimum Bid: \$1,045.00	MapTaxLot: R-3510-02380-01100-000 Situs: Acreage: N/A Notes: Bare lot Real Market: \$5,000.00 Minimum Bid: \$545.00
The said property, all of which is situ- ated in the County of Klamath, State of Oregon, is described as follows:	APN: R178104 MapTaxLot: R-3313-02500-01700-000 Situs: Acreage: 10.1 Notes: Bare Land Real Market: \$6,000.00 Minimum Bid: \$1,240.00	APN: R178140 MapTaxLot: R-3313-02500-02800-000 Situs: Acreage: 5 Notes: Bare land Real Market: \$3,150.00 Minimum Bid: \$1,830.00	APN: R225143 MapTaxLot: R-3407-028AD-00900-000 Situs: Acreage: N/A Notes: Bare lot Real Market: \$9,000.00 Minimum Bid: \$2,870.00				



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 Thursday, June 9th, 2016, beginning at 10 a.m. to 12 noon, and remaining 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 Friday, June 10th, 2016.

**\*\*MANDATORY REGISTRATION, FEE AND DOCUMENTATION (IF REQUIRED)** to participate. Register prior to or by 4 p.m. on June 2nd 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 Thursday, June 2nd, 2016. \*\*No credit card payments will be accepted. If registration form is submitted, but no fee and/or documentation required has been received by the deadline 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 Thursday June 2nd, 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 Thursday June 2nd, 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 Thursday June 2nd, 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*

Frank Skrah, Klamath County Sheriff  
#17020 - 5/08, 5/15, 5/22 & 5/29/2016