

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601
Grantor's Name and Address

Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Klamath County
305 Main St, Rm 121
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Klamath County
C/O Property Sales
305 Main St, Rm 121
Klamath Falls, OR 97601

2019-010729
Klamath County, Oregon



00247095201900107290050051

09/16/2019 10:31:11 AM Fee: \$41.00

SPACE RESERVED
FOR
RECORDER'S USE

DEED

KNOW ALL BY THESE PRESENTS this deed, made this 16th day of September, 2019, between Rick Vaughn, TAX COLLECTOR, Klamath County, State of Oregon, "Grantor", and KLAMATH COUNTY, a Political Subdivision of the State of Oregon, "Grantee",

RECITALS

Pursuant to ORS 312.100 the said properties on the list attached hereto as "Exhibit B" were ordered sold to Klamath County, Oregon, subject to the right of redemption as provided by law. A General Judgment was entered in the Circuit Court of the State of Oregon for the County of Klamath on September 18, 2018, Case No. 18CV36633 in favor of Klamath County, Oregon, and against Agard Patricia, Agard Timothy Dwayne Roy, et al.

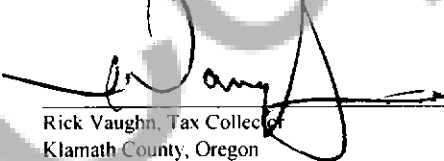
In accordance with ORS 312.122, a county may by ordinance provide the means to require the tax collector of the county to deed to the county pursuant to ORS 312.200 any real property sold to the county under ORS 312.100 after the expiration of the 30-day period if the property is subject to waste and/or abandonment. Order 2020-007 attached hereto as "Exhibit A", issued by the Klamath County Board of County Commissioners on August 13th, 2019, states that the Klamath County Tax Collector shall deed the properties in "Exhibit B" to Klamath County at the end of the thirty day expiration period if not sooner redeemed by the former property owners.

A notice of hearing was mailed via certified mail to the former property owners and lien holders on June 27, 2019. A public hearing notice was advertised in the Herald and News on Sunday, July 21st and Sunday, July 28th, 2019. The advertisement is attached hereto as "Exhibit C".

The properties were not redeemed as provided by law.

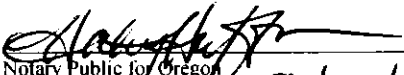
NOW, THEREFORE, KLAMATH COUNTY TAX COLLECTOR RICK VAUGHN, Grantor, by virtue of the statutes of the State of Oregon, do hereby sell and convey unto Klamath County, Oregon, as Grantee, and its assigns forever, the properties described in the attached "Exhibit B"

Given under my hand officially this 16th day of September, 2019.

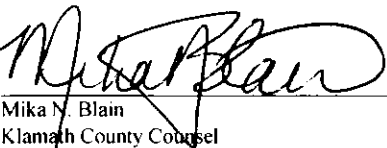

Rick Vaughn, Tax Collector
Klamath County, Oregon

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

This instrument was subscribed and sworn before me this 16th day of September, 2019, by Rick Vaughn, Tax Collector of said County and State, and that he signed the foregoing instrument on behalf of Klamath County with proper authority to act for the County for the purposes stated above.


Notary Public for Oregon
My Commission expires: 8/5/2023

Approved as to form and legal sufficiency:


Mika N. Blain
Klamath County Counsel
9/16/19 Date





BOARD OF COMMISSIONERS
Agenda Item Summary

Agenda Category:	Order	Item No:	7.1
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Originating Department: Property Sales

OL 2020-007

Issue: In the Matter of an Order authorizing accelerated tax foreclosure on the below properties pursuant to ORS 312.122.

Background: Pursuant to ORS 312.122 a public hearing was held on August 6, 2019 at 8:45am to take public comment regarding the acceleration of tax foreclosed properties. Public Hearing was advertised in the *Herald and News* on July 21, 2019 and July 28, 2019 and the notice of hearing was mailed via certified mail to the property owners and lien holders, if any, on June 27, 2019.

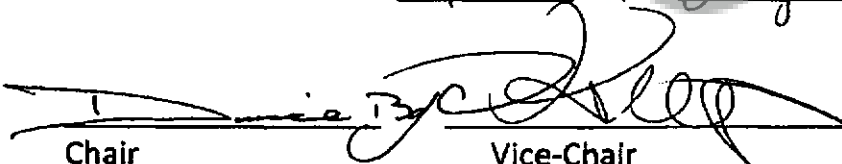
Properties are described as follows:

1934 Homedale Rd. Klamath Falls, OR 97603/R-3909-002AB-09100-000
5294 Peggy Ave. Klamath Falls, OR 97601/R-3908-013DA-04300-000

Fiscal Impact: None

Recommended Motion: Approve and sign attached Order authorizing acceleration of tax foreclosure on the above referenced properties. Fiscal Impact: None

DONE AND DATED this 13th day of August, 2019.



Chair

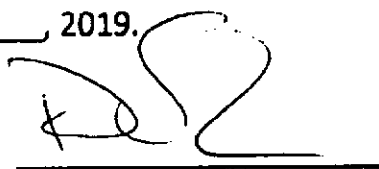
Approved ☒

Denied ☐

Vice-Chair

Approved ☒

Denied ☐



Commissioner

Approved ☒

Denied ☐

"EXHIBIT A"

BOARD OF COUNTY COMMISSIONERS
KLAMATH COUNTY, OREGON

IN THE MATTER OF AN ORDER)
REGARDING ACCELERATION OF TAX)
FORECLOSED PROPERTIES PURSUANT)
TO ORS 312.122)

ORDER NO. 2020-007

WHEREAS, the Klamath County Board of Commissioners held a public hearing on August 6, 2019 at 8:45 a.m. to take public comment regarding acceleration of tax foreclosed properties located at 1934 Homedale Rd. Klamath Falls, OR 97603 and 5294 Peggy Ave. Klamath Falls, OR 97601; and

WHEREAS, the public hearing was advertised in the *Herald and News* on July 21, 2019 and July 28, 2019 and the notice of hearing was mailed via certified mail to the property owners and lien holders, if any, on June 27, 2019 (copies attached as Exhibit A); and

WHEREAS, the Klamath County Board of Commissioners determined that the properties are subject to waste and/or abandonment; and

WHEREAS, pursuant to ORS 312.122, the property owners shall have thirty (30) days from the date of this order to redeem their properties;

WHEREAS, if the properties are not redeemed thirty days from the date of this order, the Tax Collector shall deed the real property to Klamath County.

NOW, THEREFORE, IT IS HEREBY ORDERED, The Klamath County Tax Collector shall deed the above referenced properties to Klamath County thirty days from the date of this order if not redeemed by the lien holder, if any, or property owners.

DONE AND DATED THIS 13th DAY OF August, 2019.


CHAIR


COMMISSIONER


COMMISSIONER

MAILING/AGENT NAME MAILING ADDRESS	YEARS	DELINQ TAXES	INTEREST TO 9/16/19	TOTAL DUE
EZELL DENNIS L	2018-19	1,904.64	177.77	2,082.41
1934 HOMEDALE RD	2017-18	1,842.17	378.47	2,220.64
KLAMATH FALLS OR 97603	2016-17	1,782.67	676.93	2,459.60
512136, 3809-002AB-09100	2015-16	1,725.32	955.84	2,681.16
YALTA GARDENS, LOT 45	2014-15	1,848.36	1,200.49	3,048.85
	2013-14	1,578.41	1,424.64	3,003.05
	2012-13	1,473.99	1,587.28	3,061.27
	2011-12	1,406.69	1,759.96	3,166.65
	2005-06	1,169.16	2,685.35	3,854.51
	2004-05	1,122.64	2,774.16	3,896.80
	2003-04	2,369.85	2,581.22	4,951.07
			Total amount due	34,475.51
WILCOX DENNIS CHARLES &	2018-19	723.94	67.57	791.51
GIFFIN DIANE RENE	2017-18	700.92	144.01	844.93
5294 PEGGY AVE	2016-17	682.00	258.98	940.98
KLAMATH FALLS OR 97601	2015-16	599.35	332.05	931.40
496859, 3908-013DA-04300	2014-15	995.84	421.41	1,417.25
WEST KLAMATH, BLOCK 33, LOT 1 & 2 POR			Total amount due	4,926.07

"EXHIBIT C"

KLAMATH PUB LLC-HN & LCE
HERALDANDNEWS/LAKE CO EXAMINER
%ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(541)885-4410
Fax (541)883-4007

ORDER CONFIRMATION (CONTINUED)

Salesperson: Megan McGuffee

Printed at 07/18/19 09:37 by mcg10

Acct #: 199518

Ad #: 1919663

Status: New

**BOARD OF COUNTY COMMISSIONERS
KLAMATH COUNTY, OREGON
NOTICE OF PUBLIC HEARING**

Pursuant to ORS 312.122 and Klamath County Code Chapter 600, Acceleration of Tax Foreclosed Property, notice is hereby given that the Board of County Commissioners will hold a public hearing for the purpose of determining if the properties are subject to waste or abandonment and should be deeded to the County. The property information is as follows:

APN: R512136; MTL# R-3909-002AB-09100-000; Address: 1934 Homedale Rd. Klamath Falls, OR 97603

APN: R496859 MTL# R-3908-013DA-04300-000; Address: 5294 Peggy Ave, Klamath Falls, OR 97601

The public hearing will be held on Tuesday, August 6th, 2019 at 8:45 a.m.

All interested persons may appear and be heard. Persons needing communication access, such as a sign interpreter, may contact the Commissioners' Office at 883-5100 or the ADA Coordinator at 305 Main Street, Klamath Falls, Oregon 97601, telephone 883-4298 (Voice/TDD) at least forty-eight (48) hours in advance of the scheduled hearing.

DATED this 25th day of June, 2019.

/s/Sandra Cox
Administrative Manager
#19077 July 21, 26, 2019