

2020-004930

Klamath County, Oregon



00257966202000049300050055

04/17/2020 11:58:15 AM

Fee: \$41.00

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

SPACE RESERVED  
FOR  
RECORDER'S USE

## DEED

KNOW ALL BY THESE PRESENTS this deed, made this 17th day of April, 2020, 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.

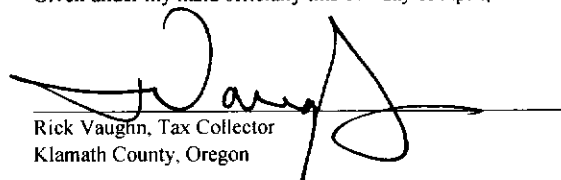
In accordance with ORS 312.122, a county may by ordinance provide the means to require the tax collector of the county to deed to the county pursuant to ORS 312.200 any real property sold to the county under ORS 312.100 after the expiration of the 30-day period if the property is subject to waste and/or abandonment. Order 2020-083 attached hereto as "Exhibit A", issued by the Klamath County Board of County Commissioners on March 17<sup>th</sup>, 2020, 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 February 5<sup>th</sup>, 2020. A public hearing notice was advertised in the Herald and News on Sunday, February 23<sup>rd</sup> and Friday March 6<sup>th</sup>, 2020. The advertisement is attached hereto as "Exhibit C".

The properties were not redeemed as provided by law.

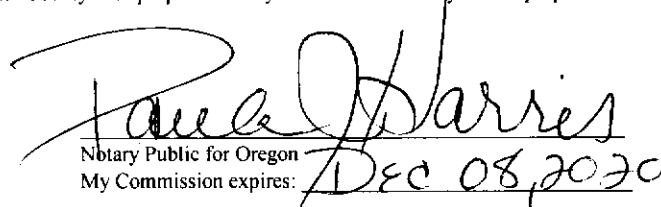
NOW, THEREFORE, KLAMATH COUNTY TAX COLLECTOR RICK VAUGHN, Grantor, by virtue of the statutes of the State of Oregon, do hereby sell and convey unto Klamath County, Oregon, as Grantee, and its assigns forever, the properties described in the attached "Exhibit B"

Given under my hand officially this 17<sup>th</sup> day of April, 2020.

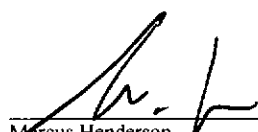
  
Rick Vaughn, Tax Collector  
Klamath County, Oregon

STATE OF OREGON           )  
  )ss.  
COUNTY OF KLAMATH    )

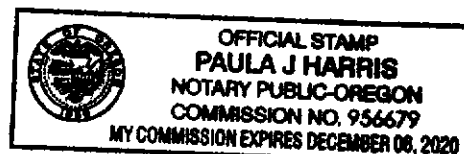
This instrument was subscribed and sworn before me this 17<sup>th</sup> day of April, 2020, by Rick Vaughn, Tax Collector of said County and State, and that he signed the foregoing instrument on behalf of Klamath County with proper authority to act for the County for the purposes stated above.

  
Notary Public for Oregon  
My Commission expires: Dec 08, 2020

Approved as to form and legal sufficiency:

  
Marcus Henderson  
Klamath County Counsel

4/17/20  
Date



**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. OR 2020-083**

WHEREAS, the Klamath County Board of Commissioners met on April 30, 2019 at 8:45 a.m. in a public meeting to discuss acceleration of tax foreclosed properties located at: 212 N. Monroe St. Merrill, OR 97633/R-4110-002DD-03900-000; 4824 Harlan Dr. Klamath Falls, OR 97603/R-3909-011BA-02400-000, 9237 Tanager Dr. Bonanza, OR 97623/R-3811-001B0-00700-000, 19639 Axel Ave. Bly, OR 97622/R-3614-034DC-01800-000, 32965 Elde St. Chiloquin, OR 97624/R-3509-024B0-04600-000, 33346 Malheur St. Sprague River, OR 97639/R-3611-011B0-01000-000 No situs address/ R-3407-027B0-01300-000; and

WHEREAS, the public hearing was advertised in the *Herald and News* on February 23<sup>rd</sup> 2020 and March 6<sup>th</sup> 2020 and the notice of hearing was mailed via certified mail to the former property owners and lien holders, if any, on February 5<sup>th</sup> 2020 (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(1), the former property owners shall have thirty (30) days from the date of this order to redeem their properties;

WHEREAS, if the properties are not redeemed at the expiration of the thirty days, the Tax Collector shall deed the real property to Klamath County.

**NOW, THEREFORE, IT IS HEREBY ORDERED, THAT:**

The Klamath County Tax Collector shall deed the above referenced properties to Klamath County at the end of the expiration period if not redeemed by the former property owners.

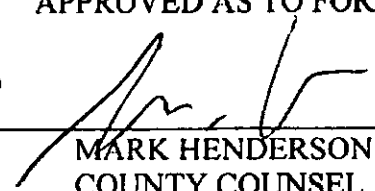
**DONE AND DATED THIS 17<sup>TH</sup> DAY OF MARCH, 2020.**

  
CHAIR

  
COMMISSIONER

  
COMMISSIONER

**APPROVED AS TO FORM:**

  
MARK HENDERSON  
COUNTY COUNSEL

TAX ACCT	MAILING/AGENT NAME MAILING ADDRESS	PROPERTY NO.	YEARS	DELINQ TAXES	INTEREST TO 04/17/2020	TOTAL DUE
457099	SOLID FINANCIAL LLC	3811-00180-00700	2019-20	124.91	5.00	129.91
	301 THELMA DR 153		2018-19	123.27	24.65	147.92
	CASPER, WY 82609		2017-18	121.85	32.19	154.04
			2016-17	120.40	53.81	174.21
			2015-16	118.66	74.70	193.36
			2014-15	314.05	29.71	343.76
				Total amount due		1,143.20
365376	PRATT DOUGLAS L & SANDRA I	3908-013DA-04300	2019-20	92.30	3.69	95.99
	PO BOX 521		2018-19	91.42	18.29	109.71
	BLY, OR 97622		2017-18	89.17	23.55	112.72
			2016-17	86.82	38.80	125.62
			2015-16	84.10	52.96	137.06
			2014-15	353.11	65.58	418.69
				Total amount due		999.79
45016	PRATT DOUGLAS L & SANDRA I X-105338		2019-20	40.15	1.61	41.76
	PO BOX 521		2018-19	40.15	8.03	48.18
	BLY, OR 97622		2017-18	40.25	10.63	50.88
			2016-17	40.31	18.00	58.31
			2015-16	40.38	25.41	65.79
			2014-15	100.89	32.70	133.59
				Total amount due		398.51
351461	MADDAX WILLIAM E	3611-01180-01000	2019-20	250.14	10.01	260.15
	C/O LEE MADDAX		2018-19	258.52	51.70	310.22
	1193 W 6TH		2017-18	255.88	67.59	323.47
	PORT ANGELES, WA 98363		2016-17	250.96	112.16	363.12
			2015-16	244.90	154.20	399.10
			2014-15	550.17	191.15	741.32
				Total amount due		2,397.38
50116	MADDAX WILLIAM E	X-121965	2019-20	21.55	1.72	23.27
	C/O LEE MADDAX		2018-19	21.55	5.17	26.72
	1193 W 6TH		2017-18	21.49	6.66	28.15
	PORT ANGELES, WA 98363		2016-17	21.56	10.62	32.18
			2015-16	75.76	14.60	90.36
				Total amount due		200.68

"EXHIBIT B"

04/17/2020

255128 VELA RAMIRO	3509-02480-04600	2019-20	135.34	5.41	140.75
32965 ELDE ST		2018-19	135.33	27.07	162.4
CHILOQUIN, OR 97624		2017-18	133.7	35.31	169.01
		2016-17	131.95	58.97	190.92
		2015-16	129.82	81.74	211.56
		2014-15	411.95	103.58	515.53
			Total amount due		1390.17
880449 VELA RAMIRO	X-96-93	2019-20	78.09	3.12	81.21
32965 ELDE ST		2018-19	78.08	15.62	93.7
CHILOQUIN, OR 97624		2017-18	77.88	20.57	98.45
		2016-17	78.11	34.91	113.02
		2015-16	78.35	49.33	127.68
		2014-15	135.57	53.54	189.11
			Total amount due		703.17

"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 02/07/20 12:27 by mcg10

Acct #: 199518

Ad #: 1992771

Status: New WHOLD WH

**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: R121442; MTL# R-4110-002DD-03900-000; Address: 212 N Monroe St. Merrill, OR 97633
- APN: R550629 MTL# R-3909-011BA-02400-000; Address: 4824 Harlan Dr., Klamath Falls, OR 97603
- APN: R457099; MTL# R-3811-001B0-00700-000; Address: 9237 Tanager Dr., Bonanza, OR 97623
- APN: 365376 & 45016; MTL R-3614-034DC-01800-000; Address: 19639 Axel Ave. Bly, OR 97622
- APN 255128 & 880449; MTL R-3509-024B0-04600-000; Address: 32965 Elde St. Chiloquin, OR 97624
- APN: 351461 & 50116; MTL R-3611-011B0-01000-000; Address: 33346 Malheur St. Sprague River, OR 97639
- APN: 194159; MTL R-3407-027B0-01300-000; Address: No Situs Available

The public hearing will be held on Tuesday, March 17th, 2020 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 883-4296 (Voice/TDD) at least forty-eight (48) hours in advance of the scheduled hearing.

DATED this 4th day of February, 2020.

/s/Sandra Cox

Administrative Manager

#19374 February 23, March 6, 2020