

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

**2020-009130**  
**Klamath County, Oregon**



00262678202000091300040040

07/27/2020 08:50:03 AM

Fee: \$36.00

SPACE RESERVED  
FOR  
RECORDER'S USE

**DEED**

KNOW ALL BY THESE PRESENTS this deed, made this 27th day of July, 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 October 07, 2019, Case No. 19CV36444 in favor of Klamath County, Oregon, and against Curtis Maxine, 2305 Columbia Building LLC, et al.

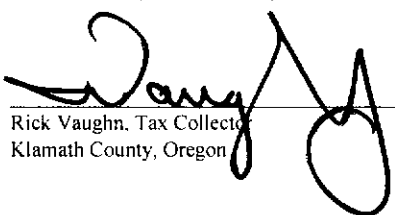
In accordance with ORS 312.122, a county may by ordinance provide the means to require the tax collector of the county to deed to the county pursuant to ORS 312.200 any real property sold to the county under ORS 312.100 after the expiration of the 30-day period if the property is subject to waste and/or abandonment. Order 2020-103 attached hereto as "Exhibit A", issued by the Klamath County Board of County Commissioners on June 23<sup>rd</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 May 13<sup>th</sup>, 2020. A public hearing notice was advertised in the Herald and News on Sunday, May 31<sup>st</sup>, 2020 and Friday June 5<sup>th</sup>, 2020. The advertisement is attached hereto as "Exhibit C".

The properties were not redeemed as provided by law.

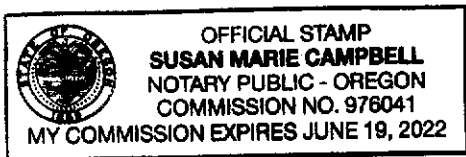
**NOW, THEREFORE, KLAMATH COUNTY TAX COLLECTOR RICK VAUGHN**, Grantor, by virtue of the statutes of the State of Oregon, do hereby sell and convey unto Klamath County, Oregon, as Grantee, and its assigns forever, the properties described in the attached "Exhibit B"

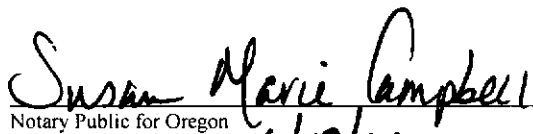
Given under my hand officially this 27<sup>th</sup> day of July, 2020.

  
Rick Vaughn, Tax Collector  
Klamath County, Oregon

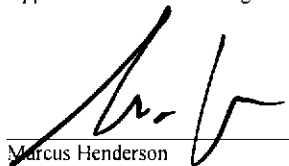
STATE OF OREGON            )  
                                          )ss.  
COUNTY OF KLAMATH        )

This instrument was subscribed and sworn before me this 27<sup>th</sup> day of July, 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: 6/19/2022

Approved as to form and legal sufficiency:

  
Marcus Henderson  
Klamath County Counsel  
7-27-2020  
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. CR2020-103

WHEREAS, the Klamath County Board of Commissioners met on June 23<sup>rd</sup> 2020, at 8:45 a.m. in a public meeting to discuss acceleration of tax foreclosed properties located at: 2316 Wantland Ave. Klamath Falls, OR 97601; R615739; R-3809-033DA-12400-000; and

WHEREAS, the public hearing was advertised in the *Herald and News* on May 31<sup>st</sup> 2020 and June 5<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 MAY 12<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 23<sup>RD</sup> DAY OF JUNE, 2020.

CHAIR

COMMISSIONER

COMMISSIONER

APPROVED AS TO FORM:

MARCUS HENDERSON  
COUNTY COUNSEL

MAILING/AGENT NAME MAILING ADDRESS	YEARS	DELINQ TAXES	INTEREST TO 07/27/2020	TOTAL DUE
GULLION THOMAS	2019-20	780.5	62.44	842.94
2316 WANTLAND AVE	2018-19	758.89	141.82	900.71
KLAMATH FALLS, OR 97601	2017-18	0.00	0.00	0.00
615739, R-3809-033DA-12400	2016-17	0.00	0.00	0.00
DARROW ADDITION; BLOCK 303 LOT 6	2015-16	691.25	485.05	1,176.30
	2014-15	625.57	546.29	1,171.86
	2013-14	603.22	630.30	1,233.52
	2012-13	578.53	703.77	1,282.30
	FEE	466.58	0.00	466.58
			Total amount due	7,074.21

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

I, Moriah Smith, 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#19531 PUBLIC HEARING  
MEETING JUNE 23, 2020  
a printed copy of which is hereto annexed, was published  
in the entire issue of said newspaper for: 2

Insertion(s) in the following issues:

05/31/2020 06/05/2020

Total Cost: \$241.95

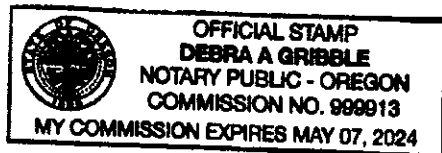
*Moriah Smith*

Subscribed and sworn by Moriah Smith before me on:  
8th day of June in the year of 2020

*Debra A. Grizzle*

Notary Public of Oregon

My commission expires on 05/07/2024



**BOARD OF COUNTY COMMISSIONERS  
KLAMATH COUNTY, OREGON**

**NOTICE OF PUBLIC HEARING**

Pursuant to ORS 312.122 and Klamath County Code  
~~Chapter 200, Administration of Tax Foreclosed Property,~~  
notice is hereby given that the Board of County Com-  
missioners 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: R615739; MTL# R-3809-033DA-12400-000;  
Address: 2316 Wantland Ave, Klamath Falls, OR  
97601

The public hearing will be held on Tuesday, June 23<sup>rd</sup>  
2020 at 8:45 a.m.

All interested persons may appear and be heard. Per-  
sons needing communication access, such as a sign in-  
terpreter, 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 12<sup>th</sup> day of May, 2020.

/s/Sandra Cox  
Administrative Manager  
#19531 May 31, June 5, 2020