

Returned at Counter

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

2021-002958
Klamath County, Oregon



00274896202100029580060064

03/01/2021 09:51:50 AM

Fee: \$46.00

SPACE RESERVED
FOR
RECORDER'S USE

DEED

KNOW ALL BY THESE PRESENTS this deed, made this 1st day of March, 2021, 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 7th, 2019 Case No. 19CV36444 in favor of Klamath County, Oregon, and against Curtis Maxine, 2305 Columbia Building LLC, et al.

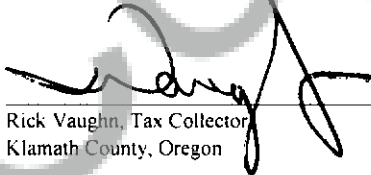
In accordance with ORS 312.122, a county may by ordinance provide the means to require the tax collector of the county to deed to the county pursuant to ORS 312.200 any real property sold to the county under ORS 312.100 after the expiration of the 30-day period if the property is subject to waste and/or abandonment. Order 2021-043 attached hereto as "Exhibit A", issued by the Klamath County Board of County Commissioners on January 26th 2021, 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 December 24th, 2020. A public hearing notice was advertised in the Herald and News on Saturday, January 2nd and Saturday, January 16th, 2021. The advertisement is attached hereto as "Exhibit C".

The properties were not redeemed as provided by law.

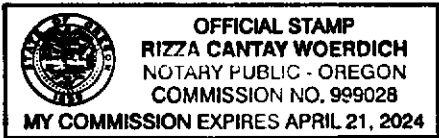
NOW, THEREFORE, KLAMATH COUNTY TAX COLLECTOR RICK VAUGHN, Grantor, by virtue of the statutes of the State of Oregon, do hereby sell and convey unto Klamath County, Oregon, as Grantee, and its assigns forever, the properties described in the attached "Exhibit B"

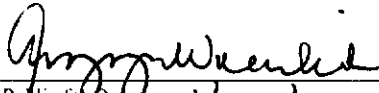
Given under my hand officially this 1st day of March, 2021.


Rick Vaughn, Tax Collector
Klamath County, Oregon


STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

This instrument was subscribed and sworn before me this 1st day of March, 2021, 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: 4/21/2024

Approved as to form and legal sufficiency:


Marcus M. Henderson
Klamath County Counsel
Date 3/1/2021



BOARD OF COMMISSIONERS
Agenda Item Summary

Date: 1/26/2021

Agenda Category: Order

Item No: 5.1.1

Originating Department: Property Sales

OR 2021-043

Issue: In the Matter of 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 January 26th 2021, at 8:45am to take public comment regarding the acceleration of tax foreclosed properties. Today's Public Hearing was advertised in the Herald and News on January 2nd 2021 and again on January 16th 2021. The notice of hearing was mailed via certified mail to the property owners and lien holders, if any, on December 24th 2020.

Properties are described as follows:

- APN: R495226; MTL# R-3908-012DB-01600-000; Address: 5321 Sunnyside Dr., Klamath Falls, OR 97601
- APN: R611975 MTL# R-3809-033CA-02300-000; Address 1919 Wantland Ave., Klamath Falls, OR 97601
- APN: R301989 MTL# R-3809-029CA-16900-000; Address 1327 Lookout Ave., Klamath Falls, OR 97601
- APN: R480401 MTL# R-3809-033AC-07200-000; Address 615 Martin St., Klamath Falls, OR 97601
- APN: R540310, R892340 MTL# R-3809-010AA-02300, 03001-000; Address 3306 Derby St., Klamath Falls, OR 97603
- APN: R315386, R315377 MTL# R-3606-010CB-05600, 05700-000 Address 29910 N. St., Klamath Falls, OR 97601

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 26th day of January, 20 21.

Chair

Approved ☐

Denied ☐

Vice-Chair

Approved ☒

Denied ☐

Commissioner

Approved ☒

Denied ☐

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. 2021-043

WHEREAS, the Klamath County Board of Commissioners met on January 26th 2021, at 8:45 a.m. in a public meeting to discuss acceleration of tax foreclosed properties located at:

- APN: R495226; MTL# R-3908-012DB-01600-000; Address: 5321 Sunnyside Dr., Klamath Falls, OR 97601
- APN: R611975 MTL# R-3809-033CA-02300-000; Address 1919 Wantland Ave., Klamath Falls, OR 97601
- APN: ~~R301989~~ MTL# ~~R-3809-029CA-16900-000~~; Address ~~1327 Lookout Ave.,~~ Klamath Falls, OR 97601
- APN: R480401 MTL# R-3809-033AC-07200-000; Address 615 Martin St., Klamath Falls, OR 97601
- APN: R540310, R892340 MTL# R-3809-010AA-02300, 03001-000; Address 3306 Derby St., Klamath Falls, OR 97603
- APN: R315386, R315377 MTL# R-3606-010CB-05600, 05700-000 Address 29910 N. St., Klamath Falls, OR 97601; and

WHEREAS, the public hearing was advertised in the *Herald and News* on January 2nd 2021 and January 16th 2021 and the notice of hearing was mailed via certified mail to the former property owners and lien holders, if any, on December 24th 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 26TH DAY OF January, 2021.



CHAIR



COMMISSIONER



COMMISSIONER

APPROVED AS TO FORM:



MARCUS HENDERSON
COUNTY COUNSEL

Order No: 2021-043

TAX ACCT	MAILING/AGENT NAME MAILING ADDRESS	PROPERTY NO.	YEARS	DELINQ TAXES	INTEREST TO 03/01/21	TOTAL DUE
611975	TENA JOE	3809-033CA-02300	2020-21	401.60	8.92	410.52
	1015 MARTIN ST		2019-20	399.45	69.24	468.69
	KLAMATH FALLS OR 97601		2018-19	408.82	100.62	509.44
			2017-18	349.79	149.11	498.90
			2016-17	350.19	212.36	562.55
			2015-16	334.64	263.22	597.86
			Fee	295.34		295.34
						3,343.30
495226	TREAT JOHN H	3908-012DB-01600	2020-21	154.47	3.44	157.91
	5321 SUNNYSIDE DR		2019-20	150.94	26.16	177.10
	KLAMATH FALLS OR 97601		2018-19	151.25	37.22	188.47
			2017-18	146.47	62.44	208.91
			2016-17	142.51	86.43	228.94
			2015-16	137.60	108.24	245.84
			Fee	238.34		238.34
						1,445.51

AD# 61742AD#

**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: R495226; MTL# R-3808-012DB-01600-000; Address: 5321 Sunnyside Dr., Klamath Falls, OR 97601
- APN: R611975 MTL# R-3809-033CA-02300-000; Address 1919 Wantland Ave., Klamath Falls, OR 97601
- APN: R301989 MTL# R-3809-029CA-16900-000; Address 1327 Lookout Ave., Klamath Falls, OR 97601
- APN: R480401 MTL# R-3809-033AC-07200-000; Address 615 Martin St., Klamath Falls, OR 97601
- APN: R540310, R892340 MTL# R-3809-010AA-02300, 03001-000; Address 3306 Derby St., Klamath Falls, OR 97603
- APN: R315386, R315377 MTL# R-3806-010CB-05800, 05700-000 Address 29910 N. St., Klamath Falls, OR 97601

The public hearing will be held on Tuesday January 26th, 2021 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 22nd day of December, 2020.

/s/ Sandra Cox
Administrative Manager
#19763 January 2, 16, 2021