

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

2022-004475  
Klamath County, Oregon



00298378202200044750070079

04/08/2022 09:15:35 AM

Fee: \$51.00

SPACE RESERVED  
FOR  
RECORDER'S USE

DEED

KNOW ALL BY THESE PRESENTS this deed, made this 8<sup>th</sup> day of April, 2022, 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 30, 2021 Case No. 21CV33514 in favor of Klamath County, Oregon, and against Alava Generoso L, Alava Lina S, et al.

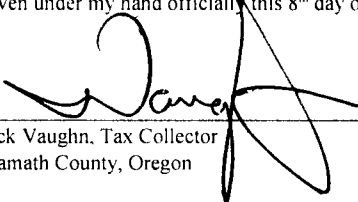
In accordance with ORS 312.122, a county may by ordinance provide the means to require the tax collector of the county to deed to the county pursuant to ORS 312.200 any real property sold to the county under ORS 312.100 after the expiration of the 30-day period if the property is subject to waste and/or abandonment. Order 2022-080 attached hereto as "Exhibit A", issued by the Klamath County Board of County Commissioners on March 8<sup>th</sup>, 2022, 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 03, 2022. A public hearing notice was advertised in the Herald and News on Friday, February 18<sup>th</sup>, 2022 and Saturday, February 26<sup>th</sup>, 2022. The advertisement is attached hereto as "Exhibit C".

The properties were not redeemed as provided by law.

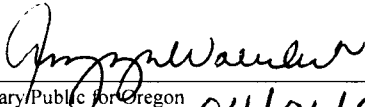
NOW, THEREFORE, KLAMATH COUNTY TAX COLLECTOR RICK VAUGHN, Grantor, by virtue of the statutes of the State of Oregon, do hereby sell and convey unto Klamath County, Oregon, as Grantee, and its assigns forever, the properties described in the attached "Exhibit B"

Given under my hand officially this 8<sup>th</sup> day of April, 2022.


  
Rick Vaughn, Tax Collector  
Klamath County, Oregon

STATE OF OREGON )  
 )ss.  
COUNTY OF KLAMATH )

This instrument was subscribed and sworn before me this 8<sup>th</sup> day of April, 2022, 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: 04/01/2024

Approved as to form and legal sufficiency:

  
Marcus M. Henderson  
Klamath County Counsel  
Date 4-8-2022





BOARD OF COMMISSIONERS  
Agenda Item Summary

Date: 3/8/2022

Agenda Category: Order

Item No: 8.1.1

Originating Department: Property Sales

OR2022-080

**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 March 8<sup>th</sup> 2022, 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 February 18<sup>th</sup> 2022 and again on February 26<sup>th</sup> 2022. The notice of hearing was mailed via certified mail to the property owners and lien holders, if any, on February 3<sup>rd</sup> 2022.

**Properties are described as follows:**

- APN: R142722 & R142713; MTL# R-2310-036D0-06800&06900-000; Address: 12768 Larchwood Dr. LaPine, OR 97739
- APN: R540365 MTL# R-3909-010AA-03000-000; Address: 3317 Derby St., Klamath Falls, OR 97603
- APN: R380331 MTL# R-3709-031DB-01800-000; Address: 1262 Shadow Ln., 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 8<sup>th</sup> day of March, 2022.

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. OR2022-080

WHEREAS, the Klamath County Board of Commissioners met on March 8<sup>th</sup> 2022, at 8:45 a.m. in a public meeting to discuss acceleration of tax foreclosed properties located at:

- APN: R142722 & R142713; MTL# R-2310-036D0-06800&06900-000; Address: 12768 Larchwood Dr. LaPine, OR 97739
- APN: R540365 MTL# R-3909-010AA-03000-000; Address: 3317 Derby St., Klamath Falls, OR 97603
- APN: R380331 MTL# R-3709-031DB-01800-000; Address: 1262 Shadow Ln., Klamath Falls, OR 97601; and

WHEREAS, the public hearing was advertised in the *Herald and News* on February 18<sup>th</sup> 2022 and February 26<sup>th</sup> 2022 and the notice of hearing was mailed via certified mail to the former property owners and lien holders, if any, on February 3<sup>rd</sup> 2022 (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:

OR2022-080 Pg. 1

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.

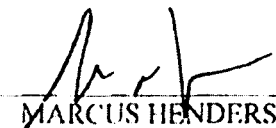
DONE AND DATED THIS 8<sup>TH</sup> DAY OF March 2022

  
\_\_\_\_\_  
CHAIR

  
\_\_\_\_\_  
COMMISSIONER

*Vacant*  
\_\_\_\_\_  
COMMISSIONER

APPROVED AS TO FORM:

  
\_\_\_\_\_  
MARCUS HENDERSON  
COUNTY COUNSEL

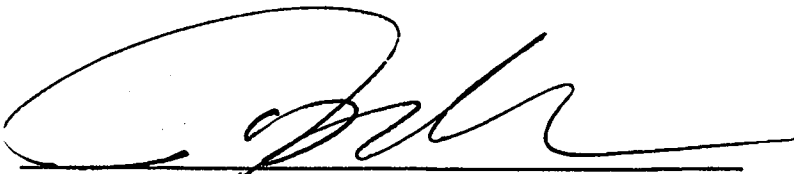
TAX ACCT	MAILING/AGENT NAME MAILING ADDRESS	PROPERTY NO.	YEARS	DELINQ TAXES	INTEREST TO 04/15/22	TOTAL DUE
142722	BURMEISTER LORETTA & BURMEISTER EARL TRUSTEE & BURMEISTER FAMILY TRUST 12768 LARCHWOOD DR LA PINE OR 97739	2310-036D0-06800	2021-22 2020-21 2019-20 2018-19 2017-18 Fee	1,238.77 1,202.86 1,174.89 1,142.71 1,116.11 357.93	38.54 192.97 385.59 566.75 740.81	1,277.31 1,395.83 1,560.48 1,709.46 1,856.92 357.93 8,157.93
142713	BURMEISTER LORETTA & BURMEISTER EARL TRUSTEE & BURMEISTER FAMILY TRUST 12768 LARCHWOOD DR LA PINE OR 97739	2310-036D0-06900	2021-22 2020-21 2019-20 2018-19 2017-18 Fee	77.65 75.82 74.53 72.93 71.68 69.61	2.42 12.17 24.46 36.16 47.58	80.07 87.99 98.99 109.09 119.26 69.61 565.01
540365	BOWLES LEA D 625 NW THORNTON LAKE DR ALBANY OR 97321	3909-010AA-03000	2021-22 2020-21 2019-20 2018-19 2017-18 Fee	641.71 622.76 607.69 590.61 576.07 209.18	19.96 99.91 199.44 292.92 382.36	661.67 722.67 807.13 883.53 958.43 209.18 4,242.61

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

I, Joe Hudon, Advertising Director 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 97601 in the aforesaid county and state: that I know from my personal knowledge that the Legal # 20358 #20358 - APN: R142722 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: 02/18/22, 02/26/22

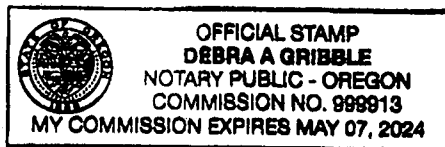
Total Cost: \$281.77



Subscribed and sworn by Joe Hudon before me on:  
On 28th day of February, in the year of 2022



Notary Public of Oregon  
My commission expires May 7, 2024



**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: R142722 & R142713; MTL# R-2310-036D0-06800&06900-000; Address: 12768 Larchwood Dr. LaPine, OR 97739
- APN: R540365 MTL# R-3909-010AA-03000-000; Address: 3317 Derby St., Klamath Falls, OR 97603
- APN: R380331 MTL# R-3709-031DB-01800-000; Address: 1262 Shadow Ln., Klamath Falls, OR 97601

The public hearing will be held on Tuesday March 8th, 2022 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 10th day of February, 2022.

/s/ Sandra Cox  
Administrative Manager  
#20358 February 18, 26, 2022