

Klamath County
305 Main St. Rm 121
Klamath Falls, OR 97601

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

01/09/2023 09:05:27 AM

Fee: \$102.00

SPACE RESERVED
FOR
RECORDER'S USE

DEED

KNOW ALL BY THESE PRESENTS this deed, made this 9th day of January, 2023, 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 2023-041 attached hereto as "Exhibit A", issued by the Klamath County Board of County Commissioners on December 6th, 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 October 27, 2022. A public hearing notice was advertised in the Herald and News on Saturday, November 12th, 2022 and Friday, November 25th, 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 9th day of January, 2023.

Rick Vaughn, Tax Collector
Klamath County, Oregon

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

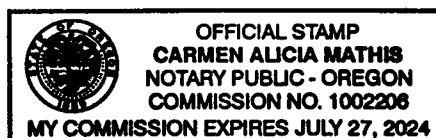
This instrument was subscribed and sworn before me this 9th day of January, 2023, by Rick Vaughn, Tax Collector of said County and State, and that he signed the foregoing instrument on behalf of Klamath County with proper authority to act for the County for the purposes stated above.

Carmen Mathis
Notary Public for Oregon
My Commission expires: July 27, 2024

Approved as to form and legal sufficiency:

Marcus M. Henderson
Klamath County Counsel

Date _____





BOARD OF COMMISSIONERS
Agenda Item Summary

Agenda Category: Order	Item No. 7.1.1
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Department: Tax Collector/Property Manager

Meeting Date: December 6th 2022.

OR 2023-041

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 December 6th 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 November 12th 2022 and again on November 25th 2022. The notice of hearing was mailed via certified mail to the property owners and lien holders, if any, on October 27th 2022.

Properties are described as follows:

- APN: R524454; MTL# R-3909-003AA-04500-000; Address: 1750 Dayton St., Klamath Falls, OR 97603
- APN: R524445 MTL# R-3909-003AA-04600-000; Address 1740 Dayton St., Klamath Falls, OR 97603
- APN: R527059 MTL# R-3909-003CA-07200-000; Address 3035 Boardman Ave., Klamath Falls, OR 97603
- APN: R459998 MTL# R-3811-004A0-00100-000; Address 9652 Parakeet Dr., Bonanza, OR 97623
- APN: R480152 MTL# R-3809-033AC-02700-000; Address 2151 Orchard Ave., Klamath Falls, OR 97601
- APN: R618745 MTL# R-4007-012A0-01000-000 Address 12630 Christopher Dr., Keno, OR 97627
- APN: R467300 MTL# R-3811-012A0-00100-000 Address NA
- APN: R247325 MTL# R-3507-020BA-02700-000 Address 33545 Metate Ln., Chiloquin, OR 97624.

Recommended Motion: Approve and sign attached Order authorizing acceleration of tax foreclosure on the above referenced properties. There is no fiscal impact.

DONE AND DATED this 10 day of December, 2022.

Chair

Approved ☒

Denied ☐

Vice-Chair

Approved ☐

Denied ☐

Commissioner

Approved ☒

Denied ☐

TAX ACCT	MAILING/AGENT NAME MAILING ADDRESS	PROPERTY NO.	YEARS	DELINQ TAXES	INTEREST TO 01/09/23	TOTAL DUE
247325	BEDARD STEVEN & JANNA PO BOX 422 CHILOQUIN OR 97624	3507-020BA-02700	2022-21	272.88	1.21	274.09
			2021-22	266.17	39.09	305.20
			2020-21	259.93	60.78	320.71
			2019-20	254.92	105.53	360.00
			2018-19	254.88	150.53	405.41
			2017-18	250.24	192.43	442.67
			Fee	117.88		117.88
						2,225.96
459998	BROKENSHIRE THOMAS E 4230 LOCH LOMOND LN COLORADO SPRINGS CO 80909	3811-004A0-00100	2022-21	514.74	2.29	517.03
			2021-22	500.23	73.38	573.61
			2020-21	486.81	113.83	600.64
			2019-20	475.73	196.10	671.83
			2018-19	475.67	280.93	756.60
			2017-18	465.30	357.81	823.11
			Fee	176.64		176.64
						4,119.46
467300	WEATHERBIE KAREN S 4741 S 6TH ST 6 KLAMATH FALLS OR 97603	3811-012A0-00100	2022-21	384.10	1.71	385.81
			2021-22	373.85	54.83	428.68
			2020-21	364.37	85.20	449.57
			2019-20	356.48	146.94	503.42
			2018-19	348.07	205.57	553.64
			2017-18	340.96	262.19	603.15
			Fee	143.68		143.68
						3,067.95

"EXHIBIT C"



ADVERTISING PROOF

PO Box 788
2701 Foothills Blvd, 97603,
Klamath Falls, OR 97601
Ph. (541) 331-6473 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
11/01/22	38184

TERRY WELLS
KLAMATH CO PROPERTY SALES
305 MAIN ST #121
KLAMATH FALLS, OR 97601

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
300817	20910 - Acceleration	11/12/22	11/25/22	4	\$346.33

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$346.33
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$346.33

We Appreciate Your Business!

300817

**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: R524454; MTL# R-3909-003AA-04500-000;
Address: 1750 Dayton St., Klamath Falls, OR 97603
- APN: R524445 MTL# R-3909-003AA-04600-000;
Address 1740 Dayton St., Klamath Falls, OR 97603
- APN: R527059 MTL# R-3909-003CA-07200-000; Ad-
dress 3035 Boardman Ave., Klamath Falls, OR 97603
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Address 9652 Parakeet Dr., Bonanza, OR 97623
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Address 12630 Christopher Dr., Keno, OR 97627
- APN: R467300 MTL# R-3811-012A0-00100-000
Address NA
- APN: R247325 MTL# R-3507-020BA-02700-000
Address 33545 Metate Ln., Chiloquin, OR 97624.

The public hearing will be held on Tuesday December 6th,
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 1st day of November, 2022.

/s/ Sandra Cox
Administrative Manager
#20910 November 12, 25, 2022