

KLAMATH COUNTY PROPERTY SALES

305 MAIN ST, RM 121

KLAMATH FALLS, OR 97601

(541) 883-4297

Office Hours: Monday - Friday; 8:00am to 4:00pm

Front Counter Hours: Monday-Friday, 9:00am to 4:00pm

As a reminder: Payment must be received the SAME day as purchased. All persons listed as title to be held must be present to sign final paperwork the day of the sale. Please note our office counter closes at 4pm so you will need to have your paperwork along with payment submitted no later than 3:30pm.

If you fail to pay the same day, your bid will be voided and the property will be offered to the next bidder. Please note if you fail to fulfill your commitment to Klamath County you may be suspended from any participation in upcoming sales for 2 years.

Please noteThe recording fee is included in the minimum bid. If you are the successful bidder please obtain a cashiers check or money order for the total purchase price. When paying the cashier for your property you will need to provide your winning bidder slip, provided to you by auction staff at the time of winning.

In order to attend the auction you must be a registered bidder, others may be asked to leave if space is limited, if you are deemed disruptive, or at the discretion of County staff.

We also ask you please put all cell phones on silent so you are not disruptive during the sale.

All property shall be accepted subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record and no conditions shall be allowed by purchaser on any parcel, i.e. purchased conditioned on zoning regulations, building regulations, successful bidder on surrounding parcels, etc.

The successful bidder accepts the land, building(s), and all other improvements in their present condition, AS IS, including any defects, without any representations or warranties, expressed or implied. The successful bidder further acknowledges that in the event the property or structures are considered to be a DEQ hazard, Klamath County shall have no liability for any costs associated with the environmental assessment or cleanup.

DISCLAIMER: Klamath County **does not** warrant or guarantee in any fashion that purchaser will have an insurable interest in the property. Title companies may refuse to insure foreclosed property.

Klamath County **shall not** warrant or defend the fee simple title of real property offered for sale to be free of defects or encumbrances. Klamath County will sell and convey by **Quit Claim deed** only such title as Klamath County has acquired through the foreclosure procedure. Conveyance is subject to recorded easements to the United States or any government agency thereof; and conveyance **does not** guarantee access or septic tank approval. Foreclosure of taxes may not extinguish liens. No warranties, expressed or implied, are given.

Title conveyed by Klamath County **does not** warrant that properties under forest/farm zoning use will allow dwelling or structures to be constructed on such property. Purchasers are cautioned to consult the Planning Department for zoning regulations on individual parcels.

Klamath County **does not** warrant that the awarded bid reflects the true assessed value of property conveyed and recommends that bidders contact the Klamath County Assessor's office to determine the assessed value for tax purposes. The Real Market Value is from the last certified tax roll (ORS 311.105). The minimum price shown is a tax sale value and is not binding upon the Klamath County Assessor for assessment purposes.

BID TERMS: Bids for property of \$5,000.00 or less may be made in any amount, but no less than minimum increments of \$50.00. Bids of \$5,001.00 and up may be made in any amount, but no less than minimum increments of \$100.00. Bids less than the advertised minimum bid will not be accepted.

SALE TERMS: The terms of the sale shall be **cashier's check/money order only** at the time of sale by the highest bidder upon having been awarded the property payable to Klamath County Property Sales. A Certificate of Sale will be given the day of the sale. If payment is not received the day of the sale, the awarded party's bid(s) will become **null** and **void** unless otherwise noted.

Please note: There will be no land sale agreement contract options for any of the properties in this auction.