

KLAMATH COUNTY PROPERTY SALES
305 MAIN ST, RM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

Rick Vaughn: Property Manager

As a reminder: Payment must be received the SAME day as purchased. If you are the winning bidder of a property you MUST PAY for that property the same day as the auction. 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 4p.m.

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.

MISSION: Whenever it is in the best interest of Klamath County to sell any county owned property, an Order shall be entered by the Board of County Commissioners to make sale thereof with a fixed minimum price including conditions and terms of the sale.

NOTICE REQUIREMENTS: Notice shall be published in the Herald and News newspaper for four consecutive weeks prior to such sale which shall state the date, time, place, description or interest therein to be sold, minimum price and such other matters deemed pertinent. Sales take place on the date advertised and shall be conducted between the hours of 9 a.m. and 4 p.m.

UNDERSTANDING: Pursuant to ORS 275.110, the Klamath County Board of Commissioners may amend from time to time or revoke any or all properties from such sale.

In accordance with ORS 275.130 prior to the date set for the sale of property as indicated in the notice of sale required under ORS 275.120, a municipal corporation may file with the county clerk notice that the municipal corporation has a lien arising out of an assessment for local improvement against the property described in the notice.

The notice shall identify each property described in the notice to which a lien for assessment for local improvement has attached and shall state the principal amount of the lien and the interest thereon to date. Upon receipt of the notice, the county clerk shall forward a copy of the notice to the county treasurer and to the county employee responsible for the management of county-owned real property acquired by the foreclosure of delinquent property taxes.

A notice filed within the time and in the manner permitted under this section shall preserve the rights of a municipal corporation to a distribution under ORS 275.275 (3)(a)(A).

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.

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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.

Klamath County reserves the right of refusal to enter into a contract with any buyer who is not current with property taxes; has any outstanding liens with Klamath County, and or has failed to perform his or her obligations on any previous purchase of real property from Klamath County. **These conditions may also result in a 2-year suspension from participating in the County Sale. Prior listed owners will not be allowed to repurchase the property that has been foreclosed on by Klamath County once the final redemption date has expired. The prior listed owner will not be allowed to bid on the property at the county auction.**

REGISTRATION PROCEDURES: The Mandatory Registration form must be submitted for approval by deadline given. When submitting the form all fees are required paid in full and are non-refundable, no exceptions once approved. If bidders have registered by the deadline given, but the registration fee is not included or received by the deadline given, no participation in the sale will be allowed. If a prospective purchaser(s) is/are registered by a deadline given and is/are having a person attend the sale for them in a representative capacity, the prospective purchaser(s) must have the appropriate document authorizing the representative to conduct such transaction signed in front of a notary public and recorded with the Klamath County Clerk prior to 4 p.m. on the deadline given along with a copy to the Property Sales Dept. by 4 p.m. the same day but no later than the deadline.

If the instrument(s) does not contain words that otherwise limit the period of time of its effectiveness, the instrument shall remain in effect until revoked by the principal. If a Durable Power of Attorney is already of record with the Klamath County Clerk and has not been revoked prior to the date of sale, no additional instrument shall be required, but a copy of the recorded instrument must be given to the Property Sales Dept. prior to or by 4 p.m. by the deadline given.

If registered as a business, corporation, trust, etc., you must provide copies of current By-Laws, Trust documents, etc. to the Property Sales Dept. prior to or by 4 p.m. by the deadline given. No exceptions. In order to attend the auction you must be a registered bidder, others may be asked to leave, if deemed disruptive, at the discretion of County staff.

Note: For registration deadlines please review the bidder registration form. When registering, the situs location means where you permanently reside.

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. No contracts will be offered.