

## NOTICE OF SALE OF TAX FORECLOSED PROPERTIES

In accordance with ORS 275 and by Order of the Board of County Commissioners dated , I shall at 9 a.m. to 12 noon & 1 p.m. to 5 p.m. on , proceed to sell at auction the following properties at the Klamath County Government Center, 305 Main St. , Klamath Falls, OR, 97601 to the highest and best bidder, all of the right, title and interest of Klamath County in and to the following described property situated in Klamath County, OR. The Board or its delegate, reserves the right to accept or reject any bid. Please visit [www.klamathcounty.org/265/propertysales](http://www.klamathcounty.org/265/propertysales) for more information and to obtain a registration form.

The said property, all of which is situated in the County of Klamath, State of Oregon, is described as follows:

Before signing or accepting the instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Secs 5 to 11, Ch 424, OR Laws 2007, Secs 2 to 9 and 17, Ch 855, OR Laws 2009, and Secs 2 to 7, Ch 8, OR Laws 2010. The instrument does not allow use of the property described in the instrument in violation of applicable land use laws and regulations. Before signing or accepting instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Secs 5 to 11, Ch 424, OR Laws 2007, Secs 2 to 9 and 17, Ch 855, OR Laws 2009, and Secs 2 to 7, Ch 8, OR Laws 2010.

Pursuant to ORS 275.110, an order to sell certain county property acquired in any manner by such county, or any interest therein less than the whole fee, shall direct the sheriff to make sale thereof. The order may be amended from time to time or revoked as the Klamath County Board of Commissioners deems proper.

The successful bidder accepts the land, building(s), and all other improvements in their present condition, as is, including latent defects, without any representations or warranties, expressed or implied. The successful bidder further acknowledges that in the event of an environmental cleanup, Klamath County has no liability for any costs associated with the environmental cleanup.

All property is subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

**\*\*Imp means improvement, i.e. a house or shed or pump house, etc. Due to weather conditions, county may not be able to physically view each site; if not, information is taken from the assessor's records.**

**\*\*No conditions may be placed on any parcel bid upon, i.e., purchase of any property may not be tied to conditional approval or additional properties awarded.**

All sales shall be made in the county in which the land is situated between the hours of 9 a.m. and 5 p.m., and may be adjourned from day to day for not to exceed 30 days by the sheriff, by public announcement made by the sheriff at the time and place designated in the notice of sale or at the time and place to which the sale may be adjourned.

**\*\*MANDATORY REGISTRATION, FEE AND DOCUMENTATION (IF REQUIRED) to participate. Register prior to or by 5 p.m. on , to attend or participate at this sale. A registration fee (non-refundable) is required in the amount of . If registration fee is made by a personal check, cashier's check, certified check or money order, make payable to Klamath County Property Sales prior to or by 5 p.m. on . **No credit card payments will be accepted. If registration form is submitted, but no fee and/or documentation required has/have not been received by the deadlines given, no participation will be allowed. No exceptions****

If a prospective purchaser(s) is/are registered by the above deadline and is/are having a person attend the sale for him/her/them in a representative capacity the prospective purchaser(s) must have the instrument(s) signed in front of a notary and recorded with the Klamath County Clerk prior to 5 p.m. on . If the instrument does not in writing contain words that otherwise limit the period of time of its effectiveness, the power of attorney shall remain in effect until revoked by the principal. If a Durable Power of Attorney is of county record and has not been revoked prior to the date of sale, no additional instrument is required, but a copy of recorded instrument must be given to Property Sales Dept prior to or by 5 p.m. on .

If bidding as a Business Entity, Corporation, LLC, etc or as a Foreign Corporation you must be filed with the Oregon Corporation Division as "active" and documentation from the Oregon Corporation Division must be provided or if bidding as a Trust you must provide documentation to Property Sales Department prior to or by 5 p.m. on . **\*\*\*No exceptions.**

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.

The terms of this sale shall be money order, cashier's/certified check only and payable to Klamath County Property Sales at the time of sale by the highest bidder upon having been awarded the property. If payment is not received the day of the sale, the awarded party's bid(s) will become null and void.

Klamath County will not be offering contracts or land sale agreements at this 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).

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 foreclosure. 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.

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

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 rulings 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.

For further information please visit us online at [www.klamathcounty.org/265/propertysales](http://www.klamathcounty.org/265/propertysales) or call Property Sales at (541) 883-4297.

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