

NOTICE OF SALE OF TAX FORECLOSED PROPERTIES

In accordance with ORS 275 and by Order of the Board of County Commissioners dated Tuesday, July 14, 2020, I shall at 9 a.m. to 12 noon & 1 p.m. to 5 p.m. on Thursday, August 27, 2020, 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 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:

Sale Lot #: 1

APN: 137550

MapTaxLot: 2310-035A0-00600-000

Acreage: N/A

Notes: Bare land

Real Market: \$20,730.00

Minimum Bid: \$1,000.00

Sale Lot #: 2

APN: 87943, 88014

MapTaxLot: 2808-020B0-00600 and 00700-000

Situs: 100516 Dalles St, Chemult, OR 97731

Acreage: N/A

Notes: Includes improvements

Real Market: \$44,480.00

Minimum Bid: \$2,000.00

Sale Lot #: 3

APN: 81066, 81173

MapTaxLot: 3107-001D0-05200 & 05900-000

Acreage: N/A

Notes: 2 tax lots

Real Market: \$7,780.00

Minimum Bid: \$2,500.00

Sale Lot #: 4

APN: 854935

MapTaxLot: 3307-01800-00201-000

Acreage: N/A

Notes: Bare land

Real Market: \$10,340.00

Minimum Bid: \$700.00

Sale Lot #: 5

APN: 177454

MapTaxLot: 3313-02400-02300-000

Acreage: N/A

Notes: Bare land

Real Market: \$6,490.00

Minimum Bid: \$600.00

Sale Lot #: 6

APN: 178177

MapTaxLot: 3313-02500-02900-000

Acreage: N/A

Notes: Bare land

Real Market: \$6,490.00

Minimum Bid: \$800.00

Sale Lot #: 7
APN: 178596
MapTaxLot: 3313-02600-03400-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,490.00
Minimum Bid: \$600.00

Sale Lot #: 8
APN: 180645
MapTaxLot: 3313-02900-04300-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,490.00
Minimum Bid: \$600.00

Sale Lot #: 9
APN: 181449
MapTaxLot: 3313-03100-00300-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,490.00
Minimum Bid: \$600.00

Sale Lot #: 10
APN: 183125
MapTaxLot: 3313-03400-02000-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,490.00
Minimum Bid: \$600.00

Sale Lot #: 11
APN: 194738
MapTaxLot: 3407-027AC-00500-000
Acreage: N/A
Notes: Bare land
Real Market: \$9,240.00
Minimum Bid: \$800.00

Sale Lot #: 12
APN: 194756
MapTaxLot: 3407-027AC-00700-000
Acreage: N/A
Notes: Bare land
Real Market: \$9,240.00
Minimum Bid: \$800.00

Sale Lot #: 13
APN: 194783
MapTaxLot: 3407-027AC-01000-000
Acreage: N/A
Notes: Bare land
Real Market: \$9,240.00
Minimum Bid: \$800.00

Sale Lot #: 14
APN: 194676, 194658
MapTaxLot: 3407-027AC-02200 & 02300-000
Acreage: N/A
Notes: Bare land
Real Market: \$19,450.00
Minimum Bid: \$1,500.00

Sale Lot #: 15
APN: 194159
MapTaxLot: 3407-027B0-01300-000
Acreage: N/A
Notes: Bare land, easement agreement described in Deed doc M78, Page 24073
Real Market: \$13,870.00
Minimum Bid: \$5,500.00

Sale Lot #: 16
APN: 194462
MapTaxLot: 3407-027DB-01400-000
Acreage: N/A
Notes: Bare land
Real Market: \$9,240.00
Minimum Bid: \$800.00

Sale Lot #: 17
APN: 201560
MapTaxLot: 3407-034DA-02300-000
Situs: 221 N Third Ave, Chiloquin, OR 97624
Acreage: N/A
Notes: Includes improvements
Real Market: \$5,990.00
Minimum Bid: \$600.00

Sale Lot #: 18
APN: 204816
MapTaxLot: 3407-035A0-00900-000
Acreage: N/A
Notes: Includes improvements
Real Market: \$27,210.00
Minimum Bid: \$1,500.00

Sale Lot #: 19
APN: 77810
MapTaxLot: 3407-V3600-00100-000
Acreage: N/A
Notes: Bare land
Real Market: \$9,900.00
Minimum Bid: \$600.00

Sale Lot #: 20
APN: ****THIS PROPERTY HAS BEEN REMOVED***206985
MapTaxLot: 3408-019C0-00300-000
Acreage: N/A
Notes: THIS PROPERTY HAS BEEN REMOVED
Real Market: \$18,000.00
Minimum Bid: \$5,000.00

Sale Lot #: 21
APN: 208313
MapTaxLot: 3408-022C0-09200-000
Acreage: N/A
Notes: Bare land
Real Market: \$8,950.00
Minimum Bid: \$700.00

Sale Lot #: 22
APN: 224769, 43492
MapTaxLot: 3507-006AC-04100-000
Situs: 37743 Deerfield Rd, Chiloquin, OR 97624
Acreage: N/A
Notes: Includes Mobile home.
Real Market: \$22,180.00
Minimum Bid: \$1,000.00

Sale Lot #: 23
APN: 226375
MapTaxLot: 3507-006AD-05800-000
Acreage: N/A
Notes: Bare land
Real Market: \$5,220.00
Minimum Bid: \$600.00

Sale Lot #: 24
APN: 226348
MapTaxLot: 3507-006AD-07100-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,960.00
Minimum Bid: \$550.00

Sale Lot #: 25
APN: 227221
MapTaxLot: 3507-006BD-01700-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,680.00
Minimum Bid: \$650.00

Sale Lot #: 26
APN: 227436
MapTaxLot: 3507-006BD-06600-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,680.00
Minimum Bid: \$600.00

Sale Lot #: 27
APN: 228159
MapTaxLot: 3507-006DA-04900-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,680.00
Minimum Bid: \$650.00

Sale Lot #: 28
APN: 229103
MapTaxLot: 3507-006DB-04700-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,680.00
Minimum Bid: \$600.00

Sale Lot #: 29
APN: 231573
MapTaxLot: 3507-007CD-09000-000
Acreage: N/A
Notes: Bare land
Real Market: \$5,240.00
Minimum Bid: \$600.00

Sale Lot #: 30
APN: 254263
MapTaxLot: 3509-023D0-03900-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,520.00
Minimum Bid: \$550.00

Sale Lot #: 31
APN: 255128, 880449
MapTaxLot: 3509-024B0-04600-000
Situs: 32965 Elde St, Chiloquin, OR 97624
Acreage: N/A
Notes: Also includes the mobile home X-96-93, Account M880449/and other improvements
Real Market: \$49,430.00
Minimum Bid: \$4,500.00

Sale Lot #: 32
APN: 257821
MapTaxLot: 3510-014B0-00700-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,980.00
Minimum Bid: \$600.00

Sale Lot #: 33
APN: 257901
MapTaxLot: 3510-014B0-02000-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,250.00
Minimum Bid: \$550.00

Sale Lot #: 34
APN: 258535
MapTaxLot: 3510-014D0-01900-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,650.00
Minimum Bid: \$600.00

Sale Lot #: 35
APN: 258517
MapTaxLot: 3510-014D0-02100-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,650.00
Minimum Bid: \$600.00

Sale Lot #: 36
APN: 260924
MapTaxLot: 3510-015D0-02400-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,430.00
Minimum Bid: \$550.00

Sale Lot #: 37
APN: 262842
MapTaxLot: 3510-022B0-04900-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,930.00
Minimum Bid: \$600.00

Sale Lot #: 38
APN: 264136
MapTaxLot: 3510-023A0-01900-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,650.00
Minimum Bid: \$600.00

Sale Lot #: 39
APN: 268775
MapTaxLot: 3510-026C0-04300-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,980.00
Minimum Bid: \$650.00

Sale Lot #: 40
APN: 273411
MapTaxLot: 3510-035A0-00700-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,980.00
Minimum Bid: \$650.00

Sale Lot #: 41
APN: 277337
MapTaxLot: 3511-010C0-03100-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,350.00
Minimum Bid: \$550.00

Sale Lot #: 42
APN: 278844
MapTaxLot: 3511-011D0-03900-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,390.00
Minimum Bid: \$500.00

Sale Lot #: 43
APN: 279530
MapTaxLot: 3511-013B0-01900-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,310.00
Minimum Bid: \$550.00

Sale Lot #: 44
APN: 282385
MapTaxLot: 3511-014C0-00100-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,350.00
Minimum Bid: \$550.00

Sale Lot #: 45
APN: 283785
MapTaxLot: 3511-015A0-01000-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,950.00
Minimum Bid: \$550.00

Sale Lot #: 46
APN: 283268
MapTaxLot: 3511-015A0-05200-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,350.00
Minimum Bid: \$550.00

Sale Lot #: 47
APN: 284686
MapTaxLot: 3511-015B0-02200-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,350.00
Minimum Bid: \$550.00

Sale Lot #: 48
APN: 285621
MapTaxLot: 3511-015D0-01700-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,350.00
Minimum Bid: \$550.00

Sale Lot #: 49
APN: 285444
MapTaxLot: 3511-015D0-05500-000
Acreage: N/A
Notes: Bare land
Real Market: \$3,350.00
Minimum Bid: \$550.00

Sale Lot #: 50
APN: 287754
MapTaxLot: 3511-02900-01000-000
Acreage: 40 acres
Notes: Bare land
Real Market: \$13,840.00
Minimum Bid: \$5,000.00

Sale Lot #: 51
APN: 293774
MapTaxLot: 3512-035B0-02300-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,330.00
Minimum Bid: \$550.00

Sale Lot #: 52
APN: 295424
MapTaxLot: 3513-01700-01000-000
Acreage: N/A
Notes: Bare land
Real Market: \$5,760.00
Minimum Bid: \$600.00

Sale Lot #: 53
APN: 696367
MapTaxLot: 3513-033A0-01300-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,810.00
Minimum Bid: \$700.00

Sale Lot #: 54
APN: 326043, 326052
MapTaxLot: 3610-001C0-05000 & 05100-000
Acreage: N/A
Notes: Bare land
Real Market: \$5,400.00
Minimum Bid: \$1,000.00

Sale Lot #: 55
APN: 327685
MapTaxLot: 3610-010D0-03600-000
Acreage: N/A
Notes: Bare land
Real Market: \$540.00
Minimum Bid: \$300.00

Sale Lot #: 56
APN: 329120
MapTaxLot: 3610-012A0-07500-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,700.00
Minimum Bid: \$500.00

Sale Lot #: 57
APN: 329683
MapTaxLot: 3610-012A0-07600-000
Situs: 25712 Drews Rd, Sprague River, OR 97639
Acreage: N/A
Notes: Includes improvements
Real Market: \$25,560.00
Minimum Bid: \$850.00

Sale Lot #: 58
APN: 331732
MapTaxLot: 3610-014BA-04400-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,400.00
Minimum Bid: \$500.00

Sale Lot #: 59
APN: 331938
MapTaxLot: 3610-014BA-06400-000
Acreage: N/A
Notes: Bare land
Real Market: \$1,200.00
Minimum Bid: \$500.00

Sale Lot #: 60
APN: 332713
MapTaxLot: 3610-014BB-05100-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,000.00
Minimum Bid: \$500.00

Sale Lot #: 61
APN: 334445
MapTaxLot: 3610-014BD-07600-000
Acreage: N/A
Notes: Includes improvements
Real Market: \$11,860.00
Minimum Bid: \$700.00

Sale Lot #: 62
APN: 325035
MapTaxLot: 3610-02300-00400-000
Acreage: N/A
Notes: Bare land
Real Market: \$16,380.00
Minimum Bid: \$850.00

Sale Lot #: 63
APN: 339636
MapTaxLot: 3611-002C0-01000-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,700.00
Minimum Bid: \$550.00

Sale Lot #: 64
APN: 341053
MapTaxLot: 3611-003B0-01400-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,700.00
Minimum Bid: \$550.00

Sale Lot #: 65
APN: 341650
MapTaxLot: 3611-003C0-02900-000
Acreage: N/A
Notes: Includes improvements
Real Market: \$2,700.00
Minimum Bid: \$550.00

Sale Lot #: 66
APN: 341240
MapTaxLot: 3611-003C0-06100-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,330.00
Minimum Bid: \$550.00

Sale Lot #: 67
APN: 342034
MapTaxLot: 3611-003D0-04600-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,330.00
Minimum Bid: \$550.00

Sale Lot #: 68
APN: 343015
MapTaxLot: 3611-004D0-00500-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,700.00
Minimum Bid: \$550.00

Sale Lot #: 69
APN: 344504
MapTaxLot: 3611-006D0-00100-000
Acreage: N/A
Notes: Bare land
Real Market: \$18,950.00
Minimum Bid: \$900.00

Sale Lot #: 70
APN: 348145
MapTaxLot: 3611-009A0-03000-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,330.00
Minimum Bid: \$550.00

Sale Lot #: 71
APN: 348378
MapTaxLot: 3611-009B0-00200-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,700.00
Minimum Bid: \$250.00

Sale Lot #: 72
APN: 349288
MapTaxLot: 3611-009B0-04100-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,700.00
Minimum Bid: \$300.00

Sale Lot #: 73
APN: 349778
MapTaxLot: 3611-010A0-02800-000
Acreage: N/A
Notes: Bare land
Real Market: \$2,700.00
Minimum Bid: \$300.00

Sale Lot #: 74
APN: 351461, 50116
MapTaxLot: 3611-011B0-01000-000
Situs: 33346 Malheur St, Sprague River, OR 97639
Acreage: N/A
Notes: Includes improvements
Real Market: \$22,700.00
Minimum Bid: \$2,500.00

Sale Lot #: 75
APN: 354805
MapTaxLot: 3612-001B0-01900-000
Acreage: N/A
Notes: Bare land
Real Market: \$4,330.00
Minimum Bid: \$550.00

Sale Lot #: 76
APN: 356019, 356028
MapTaxLot: 3612-002A0-00300 & 00400-000
Acreage: N/A
Notes: Bare land, 2 tax lots
Real Market: \$8,660.00
Minimum Bid: \$1,200.00

Sale Lot #: 77
APN: 356590
MapTaxLot: 3612-00400-00600-000
Acreage: N/A
Notes: Bare land
Real Market: \$9,650.00
Minimum Bid: \$700.00

Sale Lot #: 78
APN: 358375
MapTaxLot: 3612-02900-00500-000
Acreage: N/A
Notes: Bare land
Real Market: \$54,080.00
Minimum Bid: \$2,000.00

Sale Lot #: 79
APN: 360898
MapTaxLot: 3613-006A0-03500-000
Acreage: N/A
Notes: Bare land
Real Market: \$6,610.00
Minimum Bid: \$600.00

Sale Lot #: 80
APN: 365376
MapTaxLot: 3614-034DC-01800-000
Situs: 19639 Axel Ave, Bly, OR 97622
Acreage: N/A
Notes:
Real Market: \$6,000.00
Minimum Bid: \$500.00

Sale Lot #: 81
APN: 382491
MapTaxLot: 3711-014A0-03100-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$800.00

Sale Lot #: 82
APN: 382981
MapTaxLot: 3711-014C0-01900-000
Acreage: N/A
Notes: Bare land
Real Market: \$7,000.00
Minimum Bid: \$550.00

Sale Lot #: 83
APN: 385256
MapTaxLot: 3711-015D0-04100-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 84
APN: 386763
MapTaxLot: 3711-016D0-02300-000
Acreage: N/A
Notes: Includes improvements
Real Market: \$12,760.00
Minimum Bid: \$1,000.00

Sale Lot #: 85
APN: 387076
MapTaxLot: 3711-017A0-01800-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$800.00

Sale Lot #: 86
APN: 388128
MapTaxLot: 3711-020D0-01900-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$800.00

Sale Lot #: 87
APN: 389822
MapTaxLot: 3711-021C0-06000-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 88
APN: 394399
MapTaxLot: 3711-026B0-01300-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 89
APN: 394790
MapTaxLot: 3711-026B0-02700-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 90
APN: 396832
MapTaxLot: 3711-027A0-02700-000
Acreage: N/A
Notes: Bare land
Real Market: \$14,380.00
Minimum Bid: \$800.00

Sale Lot #: 91
APN: 396271
MapTaxLot: 3711-027C0-01400-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$800.00

Sale Lot #: 92
APN: 398322
MapTaxLot: 3711-028D0-01900-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 93
APN: 399483
MapTaxLot: 3711-029D0-00200-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 94
APN: 400658
MapTaxLot: 3711-033D0-01100-000
Acreage: N/A
Notes:
Real Market: \$20,000.00
Minimum Bid: \$500.00

Sale Lot #: 95
APN: 610431
MapTaxLot: 3809-031DB-01300-000
Acreage: N/A
Notes: Bare land
Real Market: \$980.00
Minimum Bid: \$350.00

Sale Lot #: 96
APN: 475275
MapTaxLot: 3809-032BD-10800-000
Situs: 235 Cedar St, Klamath Falls, OR 97601
Acreage: N/A
Notes: Includes improvements
Real Market: \$23,100.00
Minimum Bid: \$1,000.00

Sale Lot #: 97
APN: 610592
MapTaxLot: 3809-032CB-02400-000
Acreage: N/A
Notes:
Real Market: \$6,830.00
Minimum Bid: \$600.00

Sale Lot #: 98
APN: 615739
MapTaxLot: 3809-033DA-12400-000
Situs: 2316 Wantland Ave., Klamath Falls, OR 97601
Acreage: N/A
Notes: Includes improvements, DOR lien is paid.
Real Market: \$58,470.00
Minimum Bid: \$4,500.00

Sale Lot #: 99
APN: 442756
MapTaxLot: 3809-03400-00400-000
Acreage: N/A
Notes: Bare land
Real Market: \$140,730.00
Minimum Bid: \$25,000.00

Sale Lot #: 100
APN: 456553
MapTaxLot: 3811-001A0-01000-000
Acreage: N/A
Notes: Includes improvements
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 101
APN: 457099, 59661
MapTaxLot: 3811-001B0-00700-000
Acreage: N/A
Notes: Includes improvements
Real Market: \$21,070.00
Minimum Bid: \$700.00

Sale Lot #: 102
APN: 459890
MapTaxLot: 3811-004B0-00100-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 103
APN: 774898
MapTaxLot: 3811-010B0-00200-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 104
APN: 466454
MapTaxLot: 3811-011A0-05300-000
Acreage: N/A
Notes: Bare land
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 105
APN: 467462, 467471
MapTaxLot: 3811-012B0-00800 & 00900-000
Acreage: N/A
Notes: Bare land, 2 tax lots
Real Market: \$21,640.00
Minimum Bid: \$1,500.00

Sale Lot #: 106
APN: 469326
MapTaxLot: 3811-015D0-03400-000
Acreage: N/A
Notes:
Real Market: \$10,820.00
Minimum Bid: \$700.00

Sale Lot #: 107
APN: 496859
MapTaxLot: 3908-013DA-04300-000
Situs: 5294 PEGGY , Klamath Falls, OR 97601
Acreage: N/A
Notes: Bare land
Real Market: \$18,140.00
Minimum Bid: \$100.00

Sale Lot #: 108
APN: 545823
MapTaxLot: 3909-010DB-02300-000
Situs: 3628 LAVERNE, Klamath Falls, OR 97603
Acreage: N/A
Notes: Includes improvements, DOR lien has been satisfied.
Real Market: \$35,180.00
Minimum Bid: \$100.00

Sale Lot #: 109
APN: 550629
MapTaxLot: 3909-011BA-02400-000
Situs: 4824 Harlan Dr., Klamath Falls, OR 97603
Acreage: N/A
Notes: Includes improvements, DOR lien has been satisfied.
Real Market: \$103,680.00
Minimum Bid: \$36,000.00

Sale Lot #: 110
APN: 772685
MapTaxLot: 4012-02700-00800-000
Situs: 17600 Maupin Rd., Malin, OR 97632
Acreage: N/A
Notes: Includes improvements
Real Market: \$54,040.00
Minimum Bid: \$5,000.00

Sale Lot #: 111
APN: 743752
MapTaxLot: 4014-00600-01100-000
Situs: 11011 E Langell Valley Rd, Bonanza, OR 97623
Acreage: N/A
Notes: Includes improvements
Real Market: \$61,250.00
Minimum Bid: \$5,000.00

Sale Lot #: 112
APN: 121442
MapTaxLot: 4110-002DD-03900-000
Situs: 212 N Monroe St, Merrill, OR 97633
Acreage: N/A
Notes: Includes improvements
Real Market: \$49,570.00
Minimum Bid: \$5,000.00

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 Thursday, August 20, 2020, to attend or participate at this sale. A registration fee (non-refundable) is required in the amount of \$25.00. 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 Thursday, August 20, 2020. **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 Thursday, August 20, 2020. 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 Thursday, August 20, 2020.

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 Thursday, August 20, 2020. *****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 or call Property Sales at (541) 883-4297.

Chris Kaber, Klamath County Sheriff