

IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR  
THE COUNTY OF KLAMATH

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Court Number 17CV05613

Sheriff Number F17-0131

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

MARC D CARROLL; PAMELA SMOLEN; CARTER-JONES  
COLLECTION SERVICE, INC.; PARTIES IN POSSESSION

Defendant(s)

On 10/25/2017 at 10:00 AM, I will sell at public auction, located at 3300 VANDENBERG ROAD, KLAMATH FALLS, OREGON 97603 to the highest bidder for cash (NOTE - the plaintiff may bid up to the judgment amount without presenting cash), the following described Real Property located in Klamath County, Oregon, to wit:

A PORTION OF LOTS 7 AND 8, BLOCK 73, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 7 BEING THE POINT OF INTERSECTION OF HARRIMAN STREET 100 FEET TO A POINT; THENCE SOUTHEASTERLY AND PARALLEL WITH LAST STREET FOR A DISTANCE OF 120 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8,, 100 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 8; THENCE ALONG THE NORTHEASTERLY LINE OF LAST STREET, 120 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY 100 FEET OF SAID LOTS 7 AND 8  
APN:

COMMONLY KNOWN AS: 1965 HARRIMAN AVENUE, KLAMATH FALLS, OR 97601

THIS PROPERTY IS SUBJECT TO REDEMPTION.

BEFORE BIDDING AT THE SALE A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (A) THE PRIORITY OF THE LIEN OR INTEREST OF THE JUDGEMENT CREDITOR;
- (B) LAND USE LAWS AND REGULATIONS APPLICABLE TO THE PROPERTY;
- (C) APPROVED USES FOR THE PROPERTY;
- (D) LIMITS ON FARMING OR FOREST PRACTICES ON THE PROPERTY;
- (E) RIGHTS OF NEIGHBORING PROPERTY OWNERS; AND
- (F) ENVIORMENTAL LAWS AND REGULATIONS THAT AFFECT THE PROPERTY.

Said sale is made under Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Klamath. Writ of Execution dated 06/27/2017

First Publication Date: 09/20/2017

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 10/18/2017

By \_\_\_\_\_  
Deputy

NOTE: Sales conducted at the Sheriff's office are handicapped accessible. Accommodations will be made for those with handicaps when sales are held at other locations, whenever possible . Persons needing materials in alternate format or communications access need to contact this office at 541-883-5130 at least 48 hours prior to the sale. For TDD access, contact the ADA coordinator at 541-883-4296.