

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

PNC BANK, NATIONAL ASSOCIATION

Court Number 1404067CV

Sheriff Number F17-0130

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

ROSS L. PERRIN; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; CAPITAL ONE BANK;
AND ALL OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN
THE REAL PROPERTY COMMONLY KNOWN AS 36567
HIGHWAY 97 NORTH, CHILOQUIN, OR 97624

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:

ALL OF GOVERNMENT LOTS 7 AND 10 LYING EAST OF HIGHWAY 97 IN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPT, A PARCEL OF LAND LYING IN LOTS 7 AND 10 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THE SAID PARCEL BEING THAT PORTION OF SAID LOTS INCLUDED IN A STRIP OF LAND VARIABLE IN WIDTH, LYING ON THE EASTERLY SIDE OF THE CENTER LINE OF THE RELOCATED THE DALLES-CALIFORNIA HIGHWAY WHICH CENTER LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION 3125+00. SAID STATION BEING 1288.13 FEET SOUTH AND 1086.50 FEET EAST OF THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 6° 29'28" WEST 519.89 FEET; THENCE ON A SPIRAL CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 6°21'58" WEST 250 FEET) 250 FEET; THENCE ON A 19,098.59 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 5°43'33" WEST 260.18 FEET; THENCE ON A SPIRAL CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 5°05'08" WEST 250 FEET; THENCE SOUTH 4°57'38" WEST 6419.92 FEET TO THE ENGINEER'S CENTER LINE STATION 3202+00.

THE WIDTHS IN FEET OF THE STRIP OF LAND ABOVE REFERRED TO ARE AS FOLLOWS: STATION TO STATION WIDTH ON EASTERLY SIDE OF CENTER LINE 3172+00 3178+00 60 IN A STRAIGHT LINE TO 100 3178+00 3188+00 100 BEARINGS ARE BASED UPON THE OREGON CO-ORDINATE SYSTEM, SOUTH ZONE APN:

COMMONLY KNOWN AS: 3656 HIGHWAY 97 NORTH, CHILOQUIN, OR 97624

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) ENVIRONMENTAL 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 06/23/2017

First Publication Date: 09/15/2017

Chris Kaber, Sheriff

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

Klamath County, Oregon

Last Publication Date: 10/13/2017

**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.