

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

OREGON HOUSING AND COMMUNITY SERVICES
DEPARTMENT, STATE OF OREGON, ASSIGNEE OF
BANNER BANK, SUCCESSOR BY MERGER TO SIUSLAW
BANK

Court Number 17CV01655

Sheriff Number F17-0149

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

DOE 1 AND DOE 2, BEING THE OCCUPANTS OF OR
PARTIES IN POSSESSION OR CLAIMING ANY RIGHT TO
POSSESSION OF THE REAL PROPERTY COMMONLY
KNOWN AS 2545 ORCHARD AVENUE, KLAMATH FALLS,
OR 97601; DOE 3 AND DOE 4, BEING THE UNKNOWN
HEIRS AND DEVISEES OF ROBERT G. LEEP AKA ROBER
GARRY LEEP; AND ALSO ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,
OR INTEREST IN THE PROPERTY DESCRIBED IN THE
COMPLAINT HEREIN; SUSAN J. RUNNELS; AND
OREGON AFFORDABLE HOUSING ASSISTANCE
CORPORATION

Defendant(s)

On 01/03/2018 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:

LOTS 12, 13 AND 14 OF SUBDIVISION PLAT OF BLOCK 125, MILLS ADDITION TO KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON. EXCEPTING THERFROM THE EASTERLY PART OF LOT 14, DEEDED TO
KLAMATH COUNTY IN BOOK 335 AT PAGE 87, DEED RECORDS OF KLAMATH COUNTY, OREGON
APN:

COMMONLY KNOWN AS: 2545 ORCHARD 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 07/31/2017

First Publication Date: 11/14/2017

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 12/12/2017

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.