

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Court Number 16CV33068

Sheriff Number F17-0185

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

KAREN L. TAYLOR; KENT M. TAYLOR, JR; STATE OF
OREGON; SHELLY DESHAUN JUHL; CACH LLC;
PARTIES IN POSSESSION

Defendant(s)

On 02/21/2018 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:

LOT 5, BLOCK 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN VOLUME 2008-01533, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON BEING THE ESTERLY 4.36 FEET THEREOF OF SAID LOT 5.

APN:

COMMONLY KNOWN AS: 2030 WHITE 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 11/06/2017

First Publication Date: 01/04/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 02/01/2018

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.