

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Court Number 16CV16426

Sheriff Number F17-0182

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

JAKE L. ARNOLD; 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:

ALL THAT PORTION OF LOT 13 OF EMPIRE TRACTS AS SHOWN UPON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 72.2 FEET TO A POINT WHICH IS THE NORTHEAST CORNER OF LOT 10 OF GARDEN TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE IN A NORTHEASTERLY DIRECTION IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 10 OF SAID EMPIRE TRACTS; THENCE WEST ALONG THE SOUTH LINE OF LOTS 10 AND 9 OF EMPIRE TRACTS, 142.0 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 13 OF EMPIRE TRACTS 129.3 FEET TO THE POINT OF BEGINNING.

APN:

COMMONLY KNOWN AS: 1514 ETNA STREET, KLAMATH FALLS, OR 97603

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 10/24/2017

First Publication Date: 01/03/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 01/31/2018

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.