

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

JPMORGAN CHASE BANK, N.A.

Court Number 16CV37426

Sheriff Number F17-0194

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

CINDY L. NUTTER AKA CINDY L MATHEWS;
WASHINGTON MUTUAL BANK, A FEDERAL
ASSOCIATION; CANDIDA L. WARD; JOEY G. HARPER;
JOEY MATHEWS; AND ALL OTHER PERSONS OR
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,
OR INTEREST IN THE REAL PROPERTY COMMONDLY
KNOWN AS 29947 SPRAGUE RIVER DR., CHILOQUIN, OR
97624

Defendant(s)

On 03/07/2018 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:

A TRACT OF LAND SITUATED IN THE S1/2 OF THE NE1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING NORTH 89° 48' 10" EAST A DISTANCE OF 60.00 FEET AND SOUTH 00° 16' 52" WEST A DISTANCE OF 362.50 FEET FROM THE NORTHWEST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 34; THENCE SOUTH 00° 16' 52" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 362.50 FEET; THENCE EAST A DISTANCE OF 601.78 FEET; THENCE NORTH A DISTANCE OF 362.50 FEET; THENCE WEST A DISTANCE OF 600.00 FEET, MORE OR LESS, TO A POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND SITUATED IN THE SW1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, SAID POINT BEING NORTH 89° 48' 10" EAST A DISTANCE OF 60.00 FEET AND SOUTH 00° 16' 52" WEST A DISTANCE OF 543.75 FEET FROM THE NORTHWEST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 34; THENCE SOUTH 00° 16' 52" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF 181.25 FEET, THENCE EAST A DISTANCE OF 601.78 FEET; THENCE NORTH A DISTANCE OF 181.25 FEET; THENCE WEST A DISTANCE OF 600.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING. A DISTANCE OF 600.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN:

COMMONLY KNOWN AS: 29947 SPRAGUE RIVER DR., 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 12/06/2017

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

First Publication Date: 01/17/2018

**Chris Kaber, Sheriff
Klamath County, Oregon**

Last Publication Date: 02/14/2018

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.