

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

NATIONSTAR MORTGAGE LLC

Court Number 17CV08344

Sheriff Number F17-0197

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

THE ESTATE OF CHARLES D. BARKER; THE UNKNOWN  
HEIRS, ASSIGNS AND DEVISEES OF CHARLES D.  
BARKER; CITIBANK (SOUTH DAKOTA) NA; SHERRI  
BARKER AND ALL OTHER PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY COMMONLY  
KNOWN AS 38898 HWY 62, 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 SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KALMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT 1287, AGENCY LAKE RANCHES, A DULY RECORDED SUBDIVISION, FROM WHICH THE NORTHWEST CORNER OF LOT 9 BEARS SOUTH 89°57'34" WEST 45.80 FEET; THENCE NORTH 03°30'35" EAST 504.23 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STTE HIGHWAY 62; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY 560 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 89°57'34" WEST 276.72 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF SAID TRACT 1287, AGENCY LAKE RANCHES

APN:

COMMONLY KNOWN AS: 38898 HWY 62, 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) 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 12/11/2017

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.