

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On April 19, 2018, at 10:00 a.m., inside the main entrance of the Benton County Courthouse, in the City of Corvallis, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Benton County, Oregon, to-wit:

Commonly known as 3545 NW Arrowood Cir, Corvallis, OR 97330 ("Subject Property"), and legally described as:

LOT 21, BLOCK 5, TIMBER HILL, BENTON COUNTY, OREGON. TOGETHER WITH THAT PORTION OF THE VACATED NW ARROWHEAD CIRCLE WHICH INURED TO SAID LOT BY VIRTUE OF VACATION ORDINANCE NO. 71-90 RECORDED DECEMBER 3, 1971, AS M-29164, MICROFILM RECORDS OF BENTON COUNTY, OREGON.

Sale is made pursuant to a Writ of Execution dated February 12, 2018, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV44386, where CITIBANK, N.A. is the Plaintiff, and DONALD L. KLAUS AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3545 NW ARROWOOD CIR, CORVALLIS, OR 97330 is the Defendant(s).

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment 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.**

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Benton County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

Scott Jackson, Sheriff
Benton County, Oregon

By: Dean Barnes
Benton County Sheriff's Office

Published in the Corvallis Gazette Times Newspaper and Oregon State Sheriff's Association website <http://oregonsheriffssales.org/county/benton/> beginning March 6, 2018.