

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

FLAGSTAR BANK, FSB

Court Number 17CV17099

Sheriff Number F18-0208

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

PEACHY P. THOMAS; NICHOLAS SENIOR SERVICES,
INC. DBA HOMESTEAD SENIOR CARE AND ALL OTHER
PERSONS OR PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS 32227 RIVERS DR,
CHILOQUIN, OR 97624

Defendant(s)

On 04/11/2018 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:

PARCEL ONE

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 35 AND 36 IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 89°40'10" EAST ALONG THE NORTH LINE OF SAID LOT 36 A DISTANCE OF 645.1 FEET TO THE NORTHWEST CORNER OF PARCEL CONVEYED TO LLOYD LEE HALL, ET US., BY DEED RECORDED IN BOOK

M81, PAGE 10708, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF LAST MENTIONED PARCEL A DISTANCE OF 667.07 FEET TO THE SOUTH LINE OF SAID LOT 36; THENCE NORTH 89°52'45" WEST ALONG THE SOUTH LINE OF LOTS 36 AND 35, A DISTANCE OF 1290.0 FEET, MORE OR LESS TO THE EASTERLY LINE OF A 60 FOOT ROADWAY; THENCE ALONG SAID EASTERLY LINE NORTH 07°03'55" EAST A DISTANCE OF 675.0 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 35; THENCE SOUTH 89°50'15" EAST ALONG SAID NORTH LINE A DISTANCE OF 561.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. 18

PARCEL TWO

A PARCEL OF LAND SITUATE IN GOVERNMENT LOTS 16, 25, 27 AND 34, SECTION 20, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 16, SAID POINT BEING THE INITIAL POINT OF RIVER'S BEND SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF RIVER'S BEND SUBDIVISION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 34, 451.0 FEET TO A POINT; THENCE SOUTH 89°50'15" EAST 613.34 FEET; THENCE ALONG THE EAST LINE OF GOVERNMENT LOTS 34, 27, 25 AND 16, NORTH 0°19'00" WEST 2274.21 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

APN:

COMMONLY KNOWN AS: 32227 RIVERS 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

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

(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 01/25/2018**

First Publication Date: 03/01/2018

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

Last Publication Date: 03/29/2018

**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.