

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

BANK OF AMERICA, N.A.

Court Number 16CV34843

Sheriff Number F18-0217

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

MICHAEL R. CHAPMAN AKA MICHAEL RAY CHAPMAN;
CARTER-JONES COLLECTION SERVICES; PREMIER
FINANCE COMPANY; ROSHELLE MUNSON; EDWARD
LUNDE; STATE OF OREGON; UNITED STATES OF
AMERICA; OCCUPANTS OF THE PROPERTY

Defendant(s)

On 05/09/2018 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:

THE SOUTH 120 FEET OF THE FOLLOWING DESCRIBED TRACT:

A TRACT OF LAND SITUATED IN THE NW1/4 SE1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF HOMEDALE ROAD, SAID POINT BEING SOUTH 00° 02' 35" EAST 2169.24 FEET (2170 FEET BY RECORD) AND SOUTH 89° 48' 28" WEST 30.00 FEET FROM THE NORTHEAST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 14; THENCE SOUTH 00° 02' 35" EAST ALONG SAID RIGHT OF WAY LINE 240.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89° 48' 28" WEST 703.77 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF U.S.B.R. A-3-8 IRRIGATION LATERAL; THENCE NORTH 24° 44' 39" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 264.67 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89° 48' 28" EAST ALONG THE NORTHERLY EDGE OF AN EXISTING FENCE LINE 592.80 FEET TO THE POINT OF BEGINNING.

APN:

COMMONLY KNOWN AS: 5734 HOMEDALE RD., 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) ENVIORNMENTAL 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 01/29/2018

First Publication Date: 04/04/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 05/02/2018

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

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541-883-5130 at least 48 hours prior to the sale. For TDD access, contact the ADA coordinator at 541-883-4296.