

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

**RABO AGRIFINANCE LLC, A DELAWARE LIMITED
LIABILITY COMPANY**

Court Number 17CV16718

Sheriff Number F18-0215

VS. Plaintiff(s)

**SHERIFF'S NOTICE OF SALE
REAL PROPERTY**

**MICHAEL E. NOONAN; KARIN M. NOONAN; NOONAN
ELEVATORS, INC., AN OREGON CORPORATION;
NOONAN FARMS TRUCKING, INC., AN OREGON
CORPORATION; SPRINGLAKE DAIRY LLC, AN OREGON
LIMITED LIABILITY COMPANY; STATE OF OREGON,
EMPLOYMENT DIVISION; AND UNITED STATES
DEPARTMENT OF THE TREASURY, INTERNAL REVENUE
SERVICE**

Defendant(s)

**On 05/02/2018 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:**

SAYLES REAL PROPERTY COLLATERAL LEGAL DESCRIPTION

**THE W1/2 OF THE NW1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON.**

RAF REAL PROPERTY COLLATERAL LEGAL DESCRIPTION

PARCEL 1: (SAYLES)

**THE W1/2 OF THE NW1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON.**

PARCEL 2: (NEGREVSKI)

**A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE SE1/4 SW1/4 OF SECTION 1; THENCE NORTH ALONG
THE NORTH-SOUTH CENTERLINE OF SAID SECTION TO THE SOUTHERLY RIGHT OF WAY LINE OF THE
SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE NORTHWEST ALONG SAID RIGHT OF
WAY LINE TO THE WEST LINE OF THE SE1/4 NW1/4 OF SAID SECTION; THENCE SOUTH TO THE
NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTH BRANCH OF THE "C" CANAL AS NOW LOCATED;
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF SAID SECTION; THENCE
EAST TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THAT PORTION LYING WITHIN THE
BOUNDARIES OF THE LOWER LAKE ROAD.**

PARCEL 3: (NEGREVSKI)

**THE SOUTH 10 ACRES OF THE NW1/4 SW1/4 (OR S1/2 S1/2 NW1/4 SW1/4), AND LOT 4, SECTION 6,
TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.
EXCEPTING THEREOF THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS
DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION IN WARRANTY DEED, RECORDED APRIL 5,
1988 IN VOLUME M88, PAGE 4912, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

PARCEL 4: (MANNING)

**PARCEL A: THE E1/2 SE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN SAVING AND EXCEPTING THEREFROM 5 ACRES FORMING A SQUARE IN THE SOUTHWEST
CORNER OF THE SE1/4 SE1/4 CONVEYED FOR CEMETERY**

**PARCEL B: ALL THAT PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH,
RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY RIGHT OF WAY LINE ON THE
C4 (FORMERLY E) CANAL; ALSO THE SE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9
EAST OF THE WILLAMETTE MERIDIAN LYING SOUTHWESTERLY RIGHT OF WAY LINE OF THE C4
(FORMERLY E) CANAL.**

PARCEL 5: (MANNING)

**PARCEL A: THE SW1/4 OF THE NW1/4 AND THE W1/2 OF THE SW1/4, IN SECTION 1, TOWNSHIP 40 SOUTH,
RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; EXCEPT 2.34 ACRES IN
THE SW1/4 OF THE NW1/4 CONVEYED TO MODOC NORTHERN RAILWAY COMPANY IN VOLUME 30, PAGE**

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479, DEED RECORDS OF KLAMATH COUNTY, OREGON; AND EXCEPT THOSE PORTIONS LYING WITHIN HOMEDALE ROAD.

AND EXCEPT THAT PORTION THEREOF LYING IN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

AND EXCEPTING THAT PORTION THEREOF CONVEYED TO THE CALIFORNIA OREGON POWER COMPANY BY DEED RECORDED SEPTEMBER 21, 1946 IN VOLUME 196, PAGE 72, DEED RECORDS OF KLAMATH COUNTY, OREGON BEING A STRIP OF LAND OF UNDISCLOSED WIDTH FOR A POWER LINE RIGHT OF WAY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF THE U.S.R.S. SOUTH BRANCH CANAL AND 1-B DRAIN, SAID POINT BEING SOUTH 63° 42' EAST 1463.0 FEET FROM THE WESTERLY QUARTER CORNER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE FROM SAID POINT OF BEGINNING NORTH 0° 32' WEST 989.0 FEET; THENCE NORTH 71° 32' WEST 125.0 FEET TO THE END OF SAID POWER LINE.

PARCEL B: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTHWEST OF THE "C" CANAL IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

PARCEL 6: (ZUPAN)

REAL PROPERTY LOCATED IN TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SECTION 29: THE SW 1/4 OF THE SW 1/4

SECTION 30: THE SE 1/4 OF THE SE 1/4; EXCEPT THAT PORTION CONVEYED TO KLAMATH COUNTY ON JANUARY 31, 1958 IN VOLUME 297, PAGE 256, DEED RECORDS OF KLAMATH COUNTY, OREGON.

SECTION 31: THE E 1/2 OF THE NE 1/4, EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 NE 1/4 OF SECTION 31, THENCE EAST 150 FEET; THENCE NORTH 150 FEET; THENCE WEST 150 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING

SECTION 32: THE NW 1/4 NW 1/4

APN:

COMMONLY KNOWN AS: SAYLES REAL PROPERTY COLLATERAL:

11575 & 11597 SPRINGLAKE ROAD, KLAMATH FALLS, OR 97603

RAF REAL PROPERTY COLLATERAL:

7751 DEHLINGER LANE, KLAMATH FALLS, OREGON 97603

10200 HIGHWAY 97 S, KLAMATH FALLS, OREGON 97603

12075 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603

12080 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603

11575 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603

11597 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603

392 DEL FATTI LANE, KALMATH FALLS, OREGON 97603

MANUFACTURED HOME LOCATED AT 12075 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603

MANUFACTURED HOME LOCATED AT 11597 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603

VACANT AGRICULTURAL LAND IDENTIFIED BY TAX ACCOUNT NOS. R91153, R91260, R91359, R585940, R586351, R585469

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 02/19/2018

**IN THE CIRCUIT COURT FOR THE STATE OF OREGON FOR
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Klamath County, Oregon

Last Publication Date: 04/20/2018

**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.