

State of Oregon)
)
County of Josephine)

Court Case# 17CV19933

NOTICE OF SHERIFF'S SALE
(Real Property)

On June 21, 2018, at the hour of 11:30 AM, inside the front door of the Josephine County Courthouse, Josephine County, in the City of Grants Pass, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Josephine County, Oregon, to wit:

A PARCEL OF LAND SITUATED IN SECTIONS 29 AND 30, TOWNSHIP 35 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF RISSEEN ROAD, SAID POINT BEING NORTH 0 DEGREES 22' 43" WEST A DISTANCE OF 430.02 FEET AND SOUTH 89 DEGREES 52' 30" EAST A DISTANCE OF 300.59 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 14 DEGREES 07' 20" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 71.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 60 DEGREES 00' 00" WEST A DISTANCE OF 690.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 57 DEGREES 25' 37" WEST A DISTANCE OF 283.13 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 17 DEGREES 29' 32" WEST A DISTANCE OF 270.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89 DEGREES 41' 20" EAST A DISTANCE OF 599.41 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 52' 30" EAST A DISTANCE OF 300.59 FEET TO THE POINT OF BEGINNING

EXCEPT PREMISES DESCRIBED ARE CLASSIFIED AS DESIGNATED FOREST LAND, IF THE LAND BECOMES DISQUALIFIED PROPERTY IS SUBJECT TO INCREASED TAXES WHICH THE GRANTEES ASSUME AND AGREE TO PAY; DECLARATION OF RESTRICTIONS VOL 339 PAGE 1104 JCDR; RIGHT OF WAY OF RECORD.

and commonly known as 960 Riessen Rd, Grants Pass, OR 97526.

Said sale is made pursuant to a Writ of Execution received by me on May 16, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

JPMORGAN CHASE BANK, N.A., Plaintiff vs. DEWAYNE R. BARKEMEYER AS TRUSTEE OF THE BARKEMEYER FAMILY TRUST U.A.D. JANUARY 11, 1994; OCCUPANTS OF THE PROPERTY,, Defendants,

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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: Only U.S. currency and/or certified cashier's checks made payable to the Josephine County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

Dave Daniel, SHERIFF
Josephine County, Oregon

By _____
M. Barnes, Civil Clerk

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