

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

CIT BANK, N.A.

Court Number 16CV12724

Sheriff Number F18-0238

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

HAROLD G. SWEET, AN INDIVIDUAL; EDITH A. SWEET,
AN INDIVIDUAL; AND ALL OTHER PERSONS, PARTIES,
OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR
EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST
IN THE REAL PROPERTY DESCRIBED IN THE
COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE,
OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE
PROPERTY

Defendant(s)

On 08/15/2018 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 1

THE N1/2 NW1/4 NE1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 14 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2

THAT PORTION OF THE N1/2 NE1/4 NW1/4, SECTION 13, TOWNSHIP 37, RANGE 14 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING EASTERLY OF THE CENTER LINE OF
FISHHOLE CREEK ROAD AS IT NOW LIES ON THE PROPERTY

APN:

COMMONLY KNOWN AS: 15935 FISHHOLE CREEK ROAD, BLY, OR 97622

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 03/21/2018

First Publication Date: 07/11/2018

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 08/08/2018

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.