

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
DESCHUTES COUNTY**

Jan A. Palmer,

Plaintiff/s,

v.

Kelly Rose Palmer and Shane Jay Palmer; and
Deschutes County Tax Collector,

Defendant/s.

Case No.: 18CV05135

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on August 21, 2018 at 10:00 AM in the main lobby of the Deschutes County Sheriff's Office, 63333 W. Highway 20, Bend, Oregon, sell, at public oral auction to the highest bidder, for cash or cashier's check, the following real property, subject to redemption, commonly known as 18266 & 18260 Rose Court, Sisters, Oregon 97759, and further described in attached Exhibit "A".

Said sale is made under a writ of execution issued out of the Circuit Court of the State of Oregon for the County of Deschutes.

The Notice of Sale will be published in The Bulletin, a newspaper of general circulation in Deschutes County, Oregon, on the following dates: July 11, 2018; July 18, 2018; July 25, 2018; and August 1, 2018.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days prior to the date of the sale. The first full day of posting is July 12, 2018.

BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

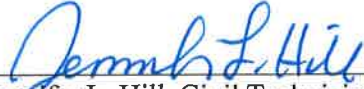
- (a) **The priority of the lien or interest of the judgment creditor;**
- (b) **Land use laws and regulations applicable to the property;**
- (c) **Approved uses for the property;**
- (d) **Limits on farming or forest practices on the property;**
- (e) **Rights of neighboring property owners; and**
- (f) **Environmental laws and regulations that affect the property.**

Attorney: Alan N. Stewart, OSB #121451
Merrill O'Sullivan, LLP
805 SW Industrial Way, Ste. 5
Bend, OR 97702
541-389-1770

Conditions of Sale: Potential bidders must arrive no later than 15 minutes prior to the auction to register and allow the Deschutes County Sheriff's Office to review bidder's funds. Only U.S. currency and/or cashier's checks made payable to Deschutes County Sheriff's Office will be accepted. Individuals

without proof of sufficient funds will not be allowed to participate. Payment must be made in full immediately upon the close of the sale.

L. SHANE NELSON
Deschutes County Sheriff



Jennifer L. Hill, Civil Technician

Date: July 5, 2018

DESCRIPTION SHEET

EXHIBIT A

Michael Harris
Minor Partition MP-86-24

Parcel 1

A portion of the S $\frac{1}{2}$ S $\frac{1}{2}$ Section 28, T.14S., R.11E., W.M., Deschutes County Oregon, described as follows:

Commencing at the South $\frac{1}{2}$ corner of said Section 28; thence S 89° 46' 15" E, along the South line of said Section 28, a distance of 888.58 feet; thence North, 352.90 feet to the true point of beginning;

- thence N 26° 26' 06" W, 167.71 feet;
- thence N 46° 46' 17" E, 343.11 feet;
- thence N 18° 26' 06" E, 47.43 feet;
- thence N 64° 58' 59" E, 82.76 feet;
- thence S 41° 25' 25" E, 113.36 feet;
- thence S 06° 42' 38" E, 50.25 feet;
- thence S 46° 16' 23" W, 477.41 feet to the true point of beginning.

Containing 1.778 acres more or less.

TOGETHER WITH a 60' wide road right-of-way as shown on Major Partition MJP-78-55 in the Deschutes County Clerk's Office; and

TOGETHER WITH a 30' wide private road easement as shown on Minor Partition MP-86-24 in the Deschutes County Clerk's Office.

14 11 28 900

DESCRIPTION SHEET

Michael Harris
Minor Partition MP-86-24

Parcel 2

A portion of the S $\frac{1}{2}$ S $\frac{1}{2}$ Section 28, T.14S., R.11E., W.M., Deschutes County Oregon, described as follows:

Commencing at the South $\frac{1}{2}$ corner of said Section 28; thence S 89° 46' 15" E, along the South line of said Section 28, a distance of 888.58 feet; thence North, 352.90 feet; thence N 26° 26' 06" W, 167.71 feet to the true point of beginning;

- thence continuing N 26° 26' 06" W, 223.61 feet;
- thence N 63° 26' 06" E, 391.31 feet;
- thence S 56° 18' 36" E, 108.17 feet;
- thence S 64° 58' 59" W, 82.76 feet;
- thence S 18° 26' 06" W, 47.43 feet;
- thence S 46° 46' 17" W, 343.11 feet to the true point beginning.

Containing 1.518 acres more or less.

TOGETHER WITH a 60' wide road right-of-way as shown on Major Partition MJP-78-55 in the Deschutes County Clerk's Office; and

TOGETHER WITH a 30' wide private road easement as shown on Minor Partition MP-86-24 in the Deschutes County Clerk's Office.

14 11 28 601

³
Parcel $\frac{3}{4}$ of Partition Plat No. 1996-58, located in the South Half of the southeast Quarter (S1/2 E31/4) of Section 28, Township 14 South, Range 11 East of the Willamette Meridian, Deschutes County, Oregon.

14 11 28 603