

State of Oregon)
)
County of Josephine)

Court Case# 15CV09672

NOTICE OF SHERIFF'S SALE
(Real Property)

On February 21, 2019, 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:

PARCEL 1:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.

PARCEL 2:
ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, LYING EAST OF THE COUNTY ROAD. EXCEPTING THEREFROM THAT PORTION GRANTED JOSEPHINE COUNTY, OREGON, A BODY POLITIC, RECORDED JUNE 29, 1979 IN VOLUME 337, PAGE 2229, JOSEPHINE COUNTY DEED RECORDS.

and commonly known as 741 Granite Hill Road, Grants Pass, Oregon 97526.

NOTE: This Legal Description was created prior to January 01, 2008.

Said sale is made pursuant to a Writ of Execution received by me on January 15, 2019, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

WASHINGTON FEDERAL, a federal banking institution,, Plaintiff vs. SPALDING & SON, INCORPORATED, an Oregon corporation; MERWIN L. SPALDING; and SALLY B. SPALDING,, 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 _____
L. Morgan, Deputy

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