

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

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR  
THE RMAC TRUST, SERIES 2016-CTT

Court Number 18CV02515

Sheriff Number F19-0266

VS.

Plaintiff(s)

SHERIFF'S NOTICE OF SALE  
REAL PROPERTY

WILLIAM S. SNYDER; PARTIES IN POSSESSION

Defendant(s)

On 02/27/2019 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:

A PARCEL OF LAND SITUATE IN SECTION 34, TOWNSHIP 38, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW1/4 NW1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EASTERLY ALONG THE NORTH LINE OF THE SW1/4, NW1/4 OF SAID SECTION 34, 218.63 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 11° 32' 30" EAST, 478.80 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 140; THENCE SOUTH 60° 48' 50" WEST ALONG SAID RIGHT OF WAY LINE 306.17 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 34; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 34, 644376 FEET TO THE POINT OF BEGINNING.

APN:

COMMONLY KNOWN AS: 21889 HIGHWAY 140 E, DAIRY, OR 97624

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) ENVIRONMENTAL 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 12/18/2018

First Publication Date: 01/18/2019

Chris Kaber, Sheriff  
Klamath County, Oregon

Last Publication Date: 02/15/2019

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.