

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

1900 CAPITAL TRUST I, BY U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS CERTIFICATE TRUSTEE

Court Number 18CV01177

Sheriff Number F19-0269

VS. Plaintiff(s)

SHERIFF'S NOTICE OF SALE
REAL PROPERTY

THE ESTATE OF PATRICIA A. BRUCE; UNKNOWN HEIRS
AND DEVISEES OF PATRICIA A. BRUCE; STATE OF
OREGON; PATRICIA WALKER; COURTNEY SIMPSON;
AMBER BRUCE; MICHAEL MCCLINTON; DEPARTMENT
OF HUMAN SERVICES & OREGON HEALTH AUTHORITY;
AND ALL OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE
REAL PROPERTY DESCRIBED AS 2257 VINE AVENUE,
KLAMATH FALLS, OREGON 97601

Defendant(s)

On 04/10/2019 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:

LOT 480 IN BLOCK 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON
APN:

COMMONLY KNOWN AS: 2257 VINE AVENUE, KLAMATH FALLS, OREGON 97601

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) ENVIORMENTAL 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 01/25/2019

First Publication Date: 03/01/2019

Chris Kaber, Sheriff
Klamath County, Oregon

Last Publication Date: 03/29/2019

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.