

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On June 11, 2019, at 10:00 a.m., inside the main entrance of the Benton County Courthouse, in the City of Corvallis, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Benton County, Oregon, to-wit:

Described as attached in Exhibit A

The property is commonly known as 3060 NW Garfield Ave, Corvallis, OR 97330

Sale is made pursuant to a Writ of Execution dated April 5, 2019, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 17CV49873, where USAA FEDERAL SAVINGS BANK is the Plaintiff, and JAN A. BURTON AND JERE M. BURTON CO-PERSONAL REPRESENTATIVES FOR THE ESTATE OF ALLEN JAY BURTON; IAN DONOVAN BURTON; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3060 NW GARFIELD AVE, CORVALLIS, OR 97330 is the Defendant(s).

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: All potential bidders are subject to inspection of funds prior to or during participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Benton County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

Scott Jackson, Sheriff
Benton County, Oregon

By: Dean Barnes
Benton County Sheriff's Office

Published in the Corvallis Gazette Times Newspaper and Oregon State Sheriff's Association website [http://oregonsheriffssales.org/county/benton/beginning April 23, 2019](http://oregonsheriffssales.org/county/benton/beginning%20April%2023,%202019).

EXHIBIT "A"

A PORTION OF LOT 4, FIRST ADDITION TO CLOVERLAND VILLAGE, IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF GARFIELD AVENUE, WHICH POINT IS 236.39 FEET NORTH AND 165.78 FEET EAST OF THE SOUTHEAST CORNER OF THE JOHN D. MULKEY DONATION LAND CLAIM NO. 54 IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON, AND WHICH POINT IS THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO BENGSTON BY DEED RECORDED JUNE 7, 1979, AS M5178-79, MICROFILM RECORDS OF BENTON COUNTY, OREGON; RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID GARFIELD AVENUE ON A 309.21 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS NORTH 85 DEGREES 05' 05" EAST 62.12 FEET) AN ARC DISTANCE OF 62.22 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89 DEGREES 09' EAST, 43.20 FEET TO A POINT WHERE THE SOUTHERLY LINE OF SAID GARFIELD AVENUE INTERSECTS THE WESTERLY RIGHT OF WAY LINE OF HILLCREST DRIVE; THENCE SOUTH 2 DEGREES 47' WEST ALONG THE WEST LINE OF HILLCREST DRIVE, 23.35 FEET TO A 1/2 INCH PIPE; THENCE ALONG A 352 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS SOUTH 8 DEGREES 40' 45" WEST, 72.31 FEET) AN ARC DISTANCE OF 72.45 FEET TO A 5/8 INCH ROD; THENCE NORTH 81 DEGREES 24' 05" WEST, 75.51 FEET TO A 5/8 INCH ROD; THENCE ALONG THE EAST LINE OF BENGSTON TRACT NORTH 13 DEGREES 07' WEST, 80.95 FEET TO THE POINT OF BEGINNING.