

**NOTICE OF SHERIFF'S SALE
REAL PROPERTY**

On the 29th day of October, 2019, at the hour of 10 o'clock a.m., at the Douglas County Sheriff's Office lobby, Justice Addition to the Douglas County Courthouse, 1036 SE Douglas Room 210, Roseburg, Oregon 97470, I will sell at public auction to the highest bidder for cash or cashier's check in hand, made out to Douglas County Sheriff, subject to redemption, the following described real property:

ATTACHED AS EXHIBIT 1, APN/PARCEL # 22-05W-17AA-00400/R31815, AND COMMONLY KNOWN AS: 320 E C AVE, DRAIN, OR 97435.

Said sale is made pursuant to a Writ of Execution dated the 8th day of August, 2019, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of U.S. BANK, NATIONAL ASSOCIATION, plaintiff, and RICHARD F. SWEET AKA RICHARD SWEET; THE UNKNOWN HEIRS AND DEVISEES OF SUSAN L. SWEET AKA SUSAN SWEET; U.S. BANK, NATIONAL ASSOCIATION N.D.; OCCUPANTS OF THE PROPERTY, defendants.

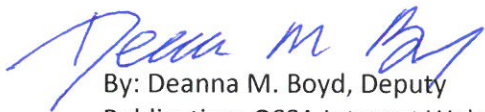
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Douglas County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the Writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

JOHN HANLIN, SHERIFF
Douglas County, Oregon



By: Deanna M. Boyd, Deputy

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EXHIBIT “1”

PARCEL 1

BEGINNING AT A 1/2" IRON PIPE, FROM WHICH THE CORNER TO SECTIONS 8, 9, 16 AND 17, TOWNSHIP 22 SOUTH, RANGE 5 WEST, W.M., BEARS NORTH 74° 29' EAST 544.8 FEET; THENCE NORTH 87° 15' WEST 82.6 FEET TO A 1/2" IRON PIPE IN THE EASTERLY LINE OF AN OPEN ROAD RIGHT OF WAY CONVEYED TO E.S. LOWE AND DESCRIBED IN VOLUME 38, PAGE 150, OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE SOUTH 12° 36' WEST 101.5 FEET ALONG SAID RIGHT OF WAY LINE TO A 1" IRON PIPE; THENCE SOUTH 87° 15' EAST 100.0 FEET TO A 1/2" IRON PIPE; THENCE NORTH 2° 45' EAST 100.0 FEET TO THE PLACE OF BEGINNING, IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 5 WEST, W.M., DOUGLAS COUNTY, OREGON.

PARCEL 2

COMMENCING AT A 1/2 INCH DIAMETER IRON PIPE MONUMENTING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL ONE IN DOCUMENT NUMBER 93-09535, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, SAID PIPE BEARS NORTH 89° 32' WEST 417.3 FEET FROM THE CORNER TO SECTIONS 8, 9, 16 AND 17, TOWNSHIP 22 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN IN SAID COUNTY AND STATE; THENCE NORTH 89° 27' 54" WEST (RECORD NORTH 89° 32' WEST). 85.76 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE SOUTH 12° 41' 42" WEST 139.71 FEET TO A 5/8 INCH DIAMETER STEEL REBAR MONUMENTING THE TRUE POINT OF BEGINNING; THENCE SOUTH 40° 06' 14" EAST 14.25 FEET TO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED AS PARCEL TWO IN SAID DOCUMENT NUMBER 93-0955; THENCE NORTH 87° 15' 00" WEST, ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 93-00026, SAID OFFICIAL RECORDS, 35.60 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE NORTH 25° 13' 28" EAST 10.70 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE SOUTH 10.70 FEET TO A 5/8 INCH DIAMETER STEEL REBAR; THENCE SOUTH 88° 43' 40" EAST 21.83 FEET TO THE TRUE POINT OF BEGINNING.