# NOTICE OF SALE

Pursuant to an order of Malheur County Court dated February 6, 2019 and entered in the record of proceedings of the Malheur County Court, I shall at 10:00 a.m., on April 23, 2019 proceed to sell at public auction, at the front door of the Malheur County Courthouse, Vale, Oregon, to the highest and best bidder, all of the right, title and interest of Malheur County, in the following described real property situated in Malheur County, Oregon, to-wit:

| Ref. Number | Map, Tax Lot, Code Area Legal Description: | | | Market Value | Min Bid: |
|---|---|---|---|---|---|
| **#3875** | **19S4732AA** | **3700** | **2** | **31,560** | **15,780** |

Land in Ward's Addition, City of Nyssa, Malheur County, Oregon, according to the Official Plat thereof, as follows:

In Block 145: The West 40 feet of Lot(s) 1, 2 and 3.

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| **#8220** | **18S4707DA** | **1100** | **15** | **44,560** | **26,736** |

Land in Malheur County, Oregon, more particularly described as follows:
In Twp. 18 S., R. 47 E., W.M.:
Sec. 7: Beginning at a point on the East line of the NE1/4 SE1/4 of said Sec. 7, 766.9 feet S. 00 degrees 18' E., of the NE corner thereof;
Thence S. 89 degrees 49' W., 226 feet;
Thence N. 00 degrees 18' W., 116.9 feet;
Thence S. 89 degrees 50 1/2' W., 124 feet;
Thence S. 00 degrees 18' E., 122.9 feet;
Thence N. 89 degrees 49' E., 350 feet;
Thence N. 00 degrees 18' W., 6 feet to the Point of Beginning.
ALSO, a parcel of land in the E1/2 NE1/4 SE1/4 of said Sec. 7, more particularly described as follows, to-wit: Beginning at a point 546 feet North of the Southwest corner of the said E1/2 NE1/4 SE1/4;
Thence East 128 feet to the TRUE POINT OF BEGINNING;
Thence North 117.55 feet to a point which is also 650 feet South of the North line of said E1/2 NE1/4 SE1/4;
Thence East 181.1 feet;
Thence South 117.55 feet;
Thence West 181.1 feet to the Point of Beginning.
ALSO, a parcel of land in the E1/2 NE1/4 SE1/4, more particularly described as follows:
Beginning at a point S. 00 degrees 18' E., 772.9 feet from the Northeast corner of said E1/2 NE1/4 SE1/4;
Thence S. 89 degrees 49' W., 350 feet;
Thence North 6 feet;
Thence West 181.1 feet;
Thence South 12 feet;
Thence East 181.1 feet;
Thence N. 89 degrees 49' E., 350 feet;
Thence N. 00 degrees 18' W., 6 feet to the Point of Beginning.
EXCEPTING FROM the above described lands, those portions conveyed to the State of Oregon, Department of Transportation, recorded August 7, 1990, Instrument No. 90-5291, Correction Deed Recorded November 20, 1990, Instrument No. 90-8295 and recorded April 3, 1991, Instrument No. 91-1931, Deed Records.

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| **#11962** | **31S4125** | **3500** | **39** | **370** | **222** |

Land in Malheur County, Oregon, as follows:
In Twp. 31 S., R. 41 E., W.M.:
Sec. 25: SW1/4 SW1/4 SW1/4 SW1/4.

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| **#130** | **18S4703BC** | **4200** | **01** | **20,500** | **12,300** |

Land in Riverside Addition, City of Ontario, Malheur County, Oregon, according to the Official Plat thereof, as follows:
In Block 3: Lot(s) 4 and 5.

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| **#1255** | **18S4704DA** | **6700** | **01** | **38,080** | **22,848** |

Land in the City of Ontario, Malheur County, Oregon, according to Wilson's Supplemental Plat thereof, as follows:
In Block 252: Lot(s) 3, 4 and 5.

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| **#18485** | **18S4705DD** | **202** | **01** | **42,040** | **25,224** |

Land in Malheur County, Oregon, as follows:
In Twp. 18 S., R. 47 E., W.M.:
Sec. 5: In Tract No. 4 Hillcrest Acres Subdivision, located in the City of Ontario, Malheur County, more particularly described as follows:
Parcel No. 2 of Minor Partition Plat No. 92-9, recorded May 20, 1992, Instrument No. 92-3602, Malheur County Records,
EXCEPTING THEREFROM that portion conveyed in Deed recorded August 1, 2003, Instrument No. 2003-6156, Malheur County Records,
FURTHER EXCEPTING the following described property:
That portion of Parcel No. 2 of Minor Partition Plat No. 92-9, recorded May 20, 1992, Instrument No. 92-3602, Malheur County Records, more particularly described as follows:
Thence N. 00° 01’ 08” W., 84.84 feet;
Thence S. 89° 39’ 28” W., 52.96 feet, said point being the POINT OF BEGINNING;
Thence S. 00° 13’ 00” E., 19.23 feet;
Thence S. 89° 47’ 00” W., 39.12 feet;
Thence N. 00° 01’ 08” E., 19.14 feet;
Thence S. 89° 39’ 28” E., 39.04 feet to the Point of Beginning.

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| **#4812** | **18S4529BA** | **900** | **3** | **24,720** | **35,000** |

Land in the ORIGINAL TOWNSITE, City of Vale, Malheur County, Oregon, according to the Official Plat thereof, as follows:
In Block 24: Lot(s) 1 and the North ½ of Lot 2.

***This property will not follow the 'over the counter' County Land Sale Policy if not sold. Buyer will be charged recording and publication fees at the time of sale.**

The terms of this sale shall be **CASH ONLY** unless the minimum price is set at more than $20,000, in which case the sale shall be for cash of for not less than 1/3 cash with the remainder to be paid under written agreement with the purchaser providing for equal installments to be made over a period not exceeding 3 years with all deferred payments to draw interest at the rate of 8% per annum, payable annually, and such agreements shall be subject to all terms and conditions of ORS 275.100 as amended. The minimum price shall be as indicated above. Price of the property does not include a $200 admin/publication/recording fee charged at the time of the sale.

THESE PROPERTIES MAY NOT BE USED IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE PURCHASING THIS PROPERTY, PROSPECTIVE BIDDERS SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES.

The county shall not warrant or defend the fee simple title of real property offered for sale to be free of defects or encumbrances, but will only sell and convey such title as the county has acquired by foreclosure. Conveyance is subject to recorded easements of the United States or government agency thereof. Please be advised that it is the purchaser's responsibility to obtain any title insurance or title reports for property sold by the County at public auction.

The Malheur County Court reserves the right to reject any and all bids. A detailed description of the above described properties may be inspected in the office of the Malheur County Assessor.

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Brian E. Wolfe,
Sheriff, Malheur County, Oregon

By:_____