

NOTICE OF SALE

Pursuant to an order of Malheur County Court dated February 23, 2022 and entered in the record of proceedings of the Malheur County Court, I shall at 10:00 a.m., on April 26, 2022 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:
#12196	32S41 6501 39	\$3,120	\$1,872

Land in Malheur County, Oregon, as follows:
In Twp. 32 S., R. 41 E., W.M.:
Sec. 15: N 1/2 NE 1/4 NW 1/4,
SUBJECT TO OLD Ion Highway South right of way.
Subject to right of way easements, mineral reservations of record and existing grazing leases, if any.

#12581	35S38 1100 41	\$3,120	\$1,872
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Land in Malheur County, Oregon, as follows:
In Twp. 35 S., R. 38 E., W.M.:
Sec. 29: S 1/2 SE 1/4 SE 1/4.

#634	18S4704AD 704 1	\$44,890	\$26,934
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Land in the Thomas D. Barton and Melinda J. Short Plat of Barton Tracts, City of Ontario, Malheur County, Oregon, according to the Official Plat thereof, as follows:
In Block A: The South 160 feet of Lot 3,
EXCEPTING THEREFROM the North 75 feet of the West 98.42 feet thereof,
FURTHER EXCEPTING the West 75 feet thereof,
ALSO FURTHER EXCEPTING THEREFROM the South 10 feet of Lot 3, as conveyed to the City of Ontario, by Deed recorded May 23, 1979, as Instrument No. 63478, records of Malheur County, Oregon.

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 \$300 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.

Brian E. Wolfe,
Sheriff, Malheur County, Oregon

By: _____