

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE OF COUNTY REAL PROPERTY

NOTICE IS HEREBY GIVEN that the Sheriff of Josephine County, Oregon will offer for sale to the highest bidder the county real property described and listed below.

PLACE OF SALE: Anne Basker Auditorium, Courthouse Annex
600 NW Sixth Street, Grants Pass, Oregon

TIME AND DATE OF SALE: 2:00 PM, TUESDAY, AUGUST 8, 2017
Registration begins at 1:00 PM
Bidding begins promptly at 2:00 PM

No.	Tax ID#	Map & Tax Lot No.	Address	Type of Property	Acres	Zone	Real Market Value 2016	Minimum Bid Price
17b-01	R300401	33-06-22-D0-000200-00	Coyote Creek Rd.	Lot	6.26	FC	\$42,260	\$5,000
17b-02	R300602	33-07-27-00-001001-00	Poorman Creek Rd.	Lot	3.33	FC	\$39,230	\$21,100
17b-03	R300616	33-07-27-00-001700-00	8310 Lower Grave Creek Rd.	Lot	10	FC	\$44,650	\$24,100
17b-04	R301086	34-06-05-00-000202-00	Leland Rd.	Lot	1.72	WR	\$35,830	
	R301111	34-06-05-00-001801-00	Leland Rd. w/est. \$10,260 of timber	Lot	0.87	WR	\$2,270	
				Total	2.59		\$38,100	\$26,100
17b-05	R321139	36-06-34-00-001200-00	Ridgecrest	Lot	40	RR5	\$186,100	
	R3211392			Lot	20		\$ 93,050	
				Total	60		\$279,150	\$400,000
17b-06	R322403	37-05-04-00-001100-00	Picket Mtn	Lot	80	FC	\$22,640	\$16,100
17b-07	R332395	40-08-28-00-000500-00	3300 Waldo Rd	Lot	5	S	\$45,590	
	R3323952			Lot	27.86		\$61,040	
				Total	32.86		\$106,630	\$93,300
17b-08	R316574	36-05-29-DO-001500-00	432 Crestview Lp.	Lot	0.55	R-1-12	\$43,500	\$19,600
17b-09	R321143	36-06-34-00-001400-00	Demaray Dr	Lot	1.04	RR5	\$48,310	\$11,600
17b-10	R322629	37-05-06-BO-002300-00	4020 Williams Hwy.	Lot	1.28	RR5	\$33,810	\$5,000
17b-11	R322975	37-05-16-00-000400-00	Board Shanty Creek Rd.	Lot	15	WR	\$76,250	\$26,700
17b-12	R324763	37-06-12-00-000501-00	4771 New Hope Rd	Lot	0.38	RR5	\$33,310	\$15,000
17b-13	R326914	38-06-02-AO-000400-00	Murphy Creek Rd.	Lot	6	FC	\$127,510	\$40,000
17b-14	R330360	39-08-22-BC-002601-00	230 Fir Dr.	Improved	0.52	RR5	\$65,610	\$35,400
17b-15	R332964	41-09-02-00-002100-00	37065 Redwood Hwy.	Lot	0.6	RR5	\$47,960	\$21,600
17b-16	R308780	36-05-10-00-000923-00	Rancho Vista Dr	Lot	0.19	RR5	\$1,140	\$900
17b-17	R305937	35-07-14-00-000619-00	Green Tree Loop	Lot	2.75	RR5	\$78,520	\$48,000
17b-18	R304342	35-06-21-D0-001700-00	Ort Ln	Lot	0.27	CI	\$20,820	\$7,300
17b-19	R338120	35-06-20-A0-004800-00	Stonebrook Way	Lot	0.05	RR1	\$3,780	
	R338121	35-06-20-A0-004801-00	Stonebrook Way	Lot	0.06	RR1	\$3,780	
				Total	0.11		\$7,560	\$5,050
17b-20	R300180	33-06-11-00-001300-00	Warner Rd	Lot	0.7	WR	\$4,170	\$2,500
17b-21	R300492	33-06-30-00-000401-00	Lower Wolf Creek Rd	Lot	14.98	WR	\$46,840	\$34,000
17b-22	R328115	38-08-24-00-000703-00	Reeves Creek Rd	Lot	0.39	WR	\$1,850	\$1,450
17b-23	R332376	40-08-27-00-000300-00	4481 Waldo Rd	Lot	7.63	RR5	\$87,440	\$44,400
17b-24	R330376	39-08-22-BD-000600-00	422 Fir Dr, Cave Junction	Lot	0.39	RR5	\$9,460	\$7,700
17b-25	R304947	35-06-26-D0-001400-00	3344 Camp Joy Rd.	Improved	0.77	CR2	\$99,120	\$59,500

BOARD ORDER DIRECTING THE SALE: Order No. 2017-030, dated July 6, 2017
JURISDICTION AND LEGAL AUTHORITY: ORS 275.110-275.160; ORS 275.330

TERMS OF SALE: This is an oral auction. Property is sold “as is”. All sales will be made to the highest and best bidder for not less than the minimum bid price. Properties sold for less than \$20,000 will be for cash or cash equivalents only, with a required deposit of 20% of minimum bid price. Properties sold for \$20,000 or more may be purchased for cash or under a land sale contract, with terms: Cash down at time of sale, 20% of minimum bid price; balance payable in equal monthly installments: \$20,000 to \$40,000 purchase price is 3 years; \$40,001 to \$60,000 purchase price is 4 years; \$60,001 and greater is 5 years, from date of sale; interest

rate is 9% per annum. Josephine County does not furnish a survey or provide title insurance in any form. Conveyance shall be by quitclaim deed. Further description of the real properties to be sold may be obtained from the Josephine County Real Property Manager, 500 NW Sixth Street, Courthouse, Room 50, Grants Pass, Oregon (541) 474-5220, or by email to mwatson@co.josephine.or.us, or by viewing the county’s website at www.co.josephine.or.us (follow links under Departments –Property Management). The Board of Commissioners reserves the right to withdraw any of the said properties from the sale at any time prior to the sale, and to reject any and all offers.

JOSEPHINE COUNTY SHERIFF
No. 00394887 - July 12, 19, 26 and August 2, 2017