

Notice of Sale of Land  
Owned by the County of Coos, Oregon

Notice is hereby given that the Coos County Board of Commissioners adopted an Order of Sale on the 2nd day of February, 2010. This order directs the Sheriff of Coos County to sell the property described below, fixes the minimum price of the property and sets the terms and conditions of the sale.

Pursuant to that order, the Sheriff of Coos County shall offer for sale and sell the property described below at a public auction on **Saturday April 10, 2010 starting at 10:00 am** at the Coos County Annex Conference Room, 201 N. Adams, Coquille, Oregon.

Coos County will sell the below described property to the highest and best bidder, at not less than the minimum price shown on the following terms and conditions.

1. Purchaser shall either:
  - (a) pay the full purchase price in cash, cashiers check or money order for parcels under \$5,000; or
  - (b) enter into a Purchase Agreement and pay a bid deposit of 20% of minimum bid on parcels \$5,000 or over. The balance of the purchase price must be paid in cash, cashiers check or money order by April 23, 2010. If purchaser fails to complete the terms of the Purchase Agreement by April 23, 2010, the purchaser shall forfeit all rights to the property, and the bid deposit will be forfeited to Coos County as liquidated damages. Any person who has been in default of any contract with Coos County or failed to complete a transaction of purchase with Coos County within the past five years will only be allowed to purchase on a full cash basis at the time of sale.
2. No sale shall be made of any of the below described parcels for less than the minimum price shown.
3. The Real Market Value is from the last certified tax roll (ORS 311.105). The minimum price shown is a tax sale value and is not binding upon the Coos County Assessor for assessment purposes.
4. Foreclosure of taxes may not extinguish liens. Coos County will convey this property by Quitclaim Deed. No warranties, expressed or implied, are given. Bidders are expected to inspect the property and investigate physical, environmental and zoning, matters before bidding. All properties are being sold AS IS, without any warranties, notwithstanding any representations by any agent, officer or employee to the contrary.
5. County reserves all mineral rights to all properties sold.

For more information contact: Bob Laport, Coos County Land Agent, Coos County Courthouse, 250 N. Baxter, Coquille, OR 97423 (541) 396-3121 ext. 349

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2010.

\_\_\_\_\_  
Andy Jackson, Sheriff  
Coos County, Oregon

Publish: The World 3/6/10; 3/13/10; 3/20/2010; and 3/27/2010

EXHIBIT A, 2010 COOS COUNTY LAND SALE – APRIL 10, 2010

1. Acct. 75218.00 T23S, R12W, Section 10CA, TL1900

Lot 2, Block 4, Second Addition to Sunlake Park, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

2. Acct. 75210.00 T23S, R12W, Section 10CA, TL600

Lot 2, Block 3, Second Addition to Sunlake Park, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 123487 T23S, R12W, Section 10CA, TL600 Mobile Only

Lot 2, Block 3, Second Addition to Sunlake Park, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

3. Acct. 43031.00 T23S, R12W, Section 18BC, TL1600

Lot 10, Block 10, Plat of Lakeside, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 43032.00 T23S, R12W, Section 18BC, TL1700

Lot 11, Block 10, Plat of Lakeside, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

4. Acct. 1236.21 T24S, R12W, Section 7A, TL1400

Beginning at a ¾" iron pipe which is North 1891.13 feet and East 733.42 feet of the center of Section 7, T24S, R12WWM; thence N86°13'35"E, 223.84 feet; thence N12°15'30"E, 450.09; thence S57°38'10"E, 133.17 feet; thence S37°43'40"E, 406.03 feet; thence along the North right of way boundary of the County Road S55°24'10"W, 20.80' thence S16°56'W, 237.52 feet; thence leaving said right of way N89°58'10"W, 400.68 feet; thence N68°08'50"W, 229.23 feet; thence N6°13'20"E, 91.24 feet to the point of beginning. Excepting therefrom all mineral rights, which are reserved by the Grantor.

5. Acct. 36988.00 T25S, R13W, Section 13BD, TL3400

City of Coos Bay. Lots 1 to 4, Blk 52. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 36992.00 T25S, R13W, Section 13BD, TL3500

Lots 5 thru 12 and Lots 21 thru 26, block 52, Plat of the City of Coos Bay, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 37000.00 T25S, R13W, Section 13BD, TL3600

All of Lots 13 and 14 of Block 52 of that certain subdivision known as "City of Coos Bay" as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, to which reference is hereby made. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 37002.00 T25S, R13W, Section 13BD, TL3700

Lot 15 & 16, block 52, Plat of the City of Coos Bay, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 37004.00 T25S, R13W, Section 13BD, TL3000

City of Coos Bay. Lots 17-20 inc., Blk 52. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 37018.00 T25S, R13W, Section 13BD, TL3300

Lot 31 & 32, block 52, Plat of the City of Coos Bay, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

6. Acct. 11646.00 T29S, R12W, Section 28, TL1400

The following parcel of land situated in the Southwest corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 28, bounded as follows: commencing 297.00 feet North from the Southwest corner of Section 28, T29S, R12WWM; thence South to said Section corner ; thence East 264 feet on the line between Sections 28 and 33; thence in a straight line to the place of beginning; all of the said lands being situated in T29S, R12WWM. Excepting therefrom all mineral rights, which are reserved by the Grantor.

7. Acct. 34750.03 T31S, R12W, Section 13BA, TL9302

Parcel 1, Partition Plat 2001 #12, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

And:

Reserving unto the grantor an easement 10' feet in width along the West and North boundary of said property for the purpose of accessing, repair and maintaining the drainage structure.

8. Acct. 12130.00 T29S, R14W, Section 13, TL400 U 1

Undivided  $\frac{1}{2}$  interest in:

The North half of the Southwest Quarter of Lot 4, Section 13, Township 29S, Range 14 West of the Willamette Meridian in Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

9. Acct. 12433.02 T29S, R15W, Section 35C, TL1300

The SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, T29S, R15W, W.M. except dedicated public road, deed reference 81-4-1765, containing approximately 38.17 acres, as described in the Coos County deed records at #109-563. Excepting therefrom all mineral rights, which are reserved by the Grantor.

10. Acct. 28456.09 T28S, R15W, Section 36DA, TL2309

Lot 13, Block 17, Smith's First Addition to Bandon, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

11. Acct. 16230.00 T26S, R14W, Section 10DA, TL200  
16230.90 (split code)

Lots 30 thru 37, Block 21, Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

12. Acct. 16752.00 T26S, R14W, Section 11CB, TL9800

Lot 15, Block 37, Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 16708.00 T26S, R14W, Section 11CB, TL8300

Lots 27 & 28, Block 35, Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

13. Acct. 16001.00 T26S, R14W, Section 11BC, TL7000

Lots 1 thru 9, Block 16, Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 16102.00 T26S, R14W, Section 11CB, TL1800

Lots 21 thru 27, Block 18, Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

Acct. 16111.00 T26S, R14W, Section 11CB, TL1500

Lots 31 thru 34, Block 18, Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

14. Acct. 18413.00

Lots 6 & 7, Block 14, First Addition to Empire, on file and of record in the office of the Clerk of Coos County, Oregon. Excepting therefrom all mineral rights, which are reserved by the Grantor.

<u>Parcel No.</u>	<u>Acct. No.</u>	<u>Deed No.</u>	<u>Twn.</u>	<u>Rng.</u>	<u>Sec.</u>	<u>Qtr.</u>	<u>TL</u>	<u>Approx. Acres</u>	<u>Description</u>	<u>RMV</u>	<u>Min. Bid</u>
1	75218.00	2001-10964	23	12	10	CA	1900	Irreg.	Sunlake Lot (Lakeside) Cascade Drive	56,746	2,000
2	75210.00	2001-10964	23	12	10	CA	600	.46 Ac	Sunlake Lot (Lakeside)	74,690	Pkg of 2
*	123487	N/A	23	12	10	CA	600	N/A	Mobile Home 10x44	1,165	15,000
3	43031.00	92-07-0359	23	12	18	BC	1600	50x100	Northlake Ave., Lakeside	7,474	Pkg of 2
	43032.00	92-07-0359	23	12	18	BC	1700	50x100	Northlake Ave., Lakeside	4,152	3,000
4	1236.21	72-72605	24	12	7	A	1400	5.11 Ac	North Way Rd., North Bend	80,596	49,000
5	36988.00	95-10-0111	25	13	13	BD	3400	.28 Ac	East Bay Dr., Petitt Ln.	2,000	Pkg of 6
	36992.00	86-50289	25	13	13	BD	3500	.96 Ac	East Bay Dr., Petitt Ln.	10,504	
	37000.00	1998-56826	25	13	13	BD	3600	.14 Ac	East Bay Dr., Petitt Ln.	200	
	37002.00	86-50289	25	13	13	BD	3700	.14 Ac	East Bay Dr., Petitt Ln.	1,050	
	37004.00	95-10-0111	25	13	13	BD	3000	.22 Ac	East Bay Dr., Petitt Ln.	500	
	37018.00	86-50289	25	13	13	BD	3300	.14 Ac	East Bay Dr., Petitt Ln.	1,050	4,000
6	11646.00	95-05-0726	29	12	28		1400	.90 Ac	Farmland, Broadbent, M.P.	256	500
7	34750.03	2001-14657	31	12	13	BA	9302	.61 Ac	Lot by Powers Pond	21,809	15,000
8	12130.00	73-4-85021	29	14	13		400U1	2.56 Ac	Forest Land, Bear Creek undivided 1/2 interest	8,226	5,000
9	12433.02	109-563	29	15	35	C	1300	38.17	New River Area Bandon	219,780	800,000
10	28456.09	85-32753	28	15	36	DA	2309	25x100'	Lot in Bandon, 23 <sup>rd</sup> St. SE	10,101	2,000
11	16230.00	97-07-0949	26	14	10	DA	200	.14 Ac	Charleston Hwy Tracts	2,273	Pkg of 2
	16230.90	97-07-0949	26	14	10	DA	200	.32 Ac	Charleston Hwy Tracts	5,000	2,000
12	16752.00	72-69467	26	14	11	CB	9800	25x100'	Charleston Hwy Tracts	455	Pkg of 2
	16708.00	72-67419	26	14	11	CB	8300	62x100'	Charleston Hwy Tracts	2,273	1,000
13	16001.00	72-105087	26	14	11	BC	7000	.54 Ac	Charleston Hwy Tracts	5,455	Pkg of 3
	16102.00	74-105087	26	14	11	CB	1800	.23 Ac	Charleston Hwy Tracts	4,545	
	16111.00	74-105087	26	14	11	CB	1500	.23 Ac	Charleston Hwy Tracts	4,545	3,000
14	18413.00	86-51031	25	13	17	CD	9700	.20 Ac	House in Empire 445 N Wasson	119,255	59,000

\*Title Transfer Fee of \$140.00 required

COUNTY RESERVES ALL MINERAL RIGHTS TO ALL PROPERTIES SOLD