

**EXHIBIT "1"**

LINCOLN COUNTY SHERIFF'S OFFICE -- NOTICE OF SALE OF REAL PROPERTY

Public notice is hereby given that Curtis Landers, the Sheriff of Lincoln County, will offer for sale the real property listed in Exhibit "1" below. The sale will be conducted in the Board of Commissioners Meeting Room located in Room 108 on the first floor of the Lincoln County Courthouse, 225 West Olive Street, Newport, Lincoln County, Oregon, on Thurs., October 12, 2017, between the hours of 10:00 a.m. and 4:00 p.m. (beginning at 10:00 a.m.) and, if necessary, may be adjourned from day to day by public announcement made by the Sheriff at the time and place of the sale. Persons interested in bidding on a parcel or parcels will be assigned a bidder number from 9:30 a.m. to 10:00 a.m. Each parcel, or group of parcels, will be sold to the highest bidder in excess of the minimum bid indicated in Exhibit "1" below. Each sale shall be for:

(1) Cash paid at the time of sale (plus an additional fee of \$63 for recording the quitclaim deed to the property); or

(2) On accepted bids over \$2,500, the execution of an earnest money agreement that requires the purchaser to: (a) Pay an earnest money deposit equal to 20% of the sale price at the time of the sale, plus an additional fee of \$73 for recording the land sales contract; (b) Execute a land sales installment contract for the remaining balance due, with terms including, but not limited to: Equal monthly installment payments due each month for a period of five years from the date of sale, the balance due to accrue interest at the rate of 12% per annum; the purchaser will have possession of, and income from the parcel or group of parcels so long as the purchaser is not in default in the performance of the purchaser's agreement with the county; the purchaser will forfeit the purchaser's rights under the contract and to all payments made pursuant thereto if the purchaser fails to make payments under the contract, or any part thereof, principal or interest, or to pay, before delinquency, the taxes thereafter levied against the parcel or group of parcels, or commits or suffers any strip or waste of or on such parcel or group of parcels, or violates any other term of the contract; the purchaser may prepay the full contract price, or any part of the contract price, without penalty; if the purchaser assigns rights or delegates duties under the contract, the full remaining unpaid balance of the contract price will become immediately due and payable; and until payment of the full contract price is made and a quitclaim deed is issued to the purchaser, the purchaser will not be permitted to remove timber or extract minerals from the property, deposit toxic or hazardous substances on the property, or lease the property or any portion of the property; and (c) sign & execute the land sales installment contract on Tues., October 17, 2017, in the office of the Lincoln County Board of Commissioners in the Lincoln County Courthouse, 225 West Olive Street, Room 110, Newport, Oregon, from 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m., and it will be the purchaser's duty to come to the office of the Lincoln County Board of Commissioners on that date, and during those times and execute the contract, (or alternative arrangements can be made for execution of the contract, but if the contract is not fully executed by the purchaser and returned to the office of the Lincoln County Board of Commissioners, by Tues., October 17, 2017, the earnest money deposit will be forfeited to Lincoln County, and the sale will be canceled without further notice to the purchaser). The contract(s) will be on the Board of Commissioners agenda on Wed. October 25, 2017.

At the sale, the Sheriff will temporarily accept a personal check to hold a high bid for up to 2 hours or until 4:00 p.m., whichever occurs first. If that high bidder fails to return with the necessary amount of cash by that time, the high bid will be dishonored and the parcel or group of parcels will be sold to the next highest bidder.

NOTICE: Lincoln County does not warrant, guarantee, or make any claims as to TITLE to any parcel or group of parcels offered for sale. Lincoln County only sells and conveys the title, if any, that it has acquired by tax foreclosure. The purchaser only receives a statutory quitclaim deed upon payment of the full purchase price.

NOTICE: Lincoln County does not warrant, guarantee, or make any claim as to the CONDITION of any parcel or group of parcels offered for sale. No inspection, environmental assessment or audit has been performed.

NOTICE: Lincoln County does not warrant, guarantee, or make any claim that any particular USE may be made of any parcel or group of parcels offered for sale. Each parcel and group of parcels offered for sale is subject to land use laws and regulations, which may prohibit certain uses, such as the construction or siting of a residence. In addition, some parcels or groups of parcels offered for sale may not be within a fire protection district protecting structures.

THEREFORE, before bidding on any parcel or group of parcels, a prospective purchaser should check with the appropriate city or county planning department to verify approved uses and the existence of fire protection for structures. Before bidding on any parcel or group of parcels, prospective purchasers should also consult with an attorney, title company or real estate professional of their choice concerning the marketability of title, the existence of any liens or other encumbrances, and the condition of any parcel or group of parcels offered for sale.

The sale of the parcels and groups of parcels listed in Exhibit "1" below is conducted pursuant to an Order of the Lincoln County Board of Commissioners entered on September 6, 2017. The Board has reserved the right to adjust minimum bids and remove parcels from Exhibit "1" at any time up to and including the day of sale. NOTE: Lincoln County will not accept less than the minimum bid on auction properties for at least 1 year following auction date.

Copies of Assessor's Maps for each parcel or group of parcels listed in Exhibit "1" below may be obtained on the County's web site at [www.co.lincoln.or.us](http://www.co.lincoln.or.us) or in person at the Lincoln County Assessor's Office at 225 West Olive Street in Newport, Oregon. Other questions concerning any parcel or group of parcels should be directed to Amy Howard, Property Manager, at [ahoward@co.lincoln.or.us](mailto:ahoward@co.lincoln.or.us), or (541) 265-4967, by appointment only.

/s/Curtis Landers  
Lincoln County Sheriff

	MAP #	TAX LOT	NEAREST CITY/COM-MUNITY	ADDRESS (If Available) / GENERAL DIRECTIONS & PERTINENT INFORMATION	ZONING	APPROX. SIZE IN ACREAGE	2016- ASSESSOR'S REAL MARKET VALUE	MINIMUM BID
1	07-10-01-AA	01800	Otis	<u>457 N. Boulder Creek Dr.</u> Riverfront! Boulder Creek Retreat No. 2 lot 27, block 1	R-1, SR	0.41	\$ 89,710	\$ 39,000
2	07-11-01-BA	01300	Neotsu	<u>4850 NE 50th St.</u> Lakeview Subdivision, block 2, lot 5 & 6	R-1	0.23	\$ 126,990	\$ 57,000
3	07-11-14-BC	01300	Lincoln City	Lot 1, Block 2, Eagle Point	R-R	0.06	\$ 24,700	\$ 22,000
4	07-11-14-CB	19602	Lincoln City	<u>702 SE Reef Ave.</u>	R-R	0.35	\$ 64,280	\$ 39,000
5	09-11-05-CA	3300	Depoe Bay	Lot 7, Block 9, Sundown Addition to Depoe Bay (located on undeveloped road NE Vista Terrace), possible encroachment. Oceanview!	R-2	0.11	\$ 30,760	\$ 25,000
6	11-10-14-BA	1106	Elk City	Lot 4, Block 6, Elk City Northeast of 22 Hoffman St.	A-C	0.09	\$ 6,970	\$ 5,000
7	11-11-1 11-12	11- 901 2101	Toledo	<u>810 Christiansen Road</u> both lots being sold together	T-C	12.0 23.0	\$68,670 \$212250	\$ 145,000
8	13-11-30-AB	01200	Waldport	<u>130 SE Midge Lane</u> Lot 3, Block 1, Proudfoot Mobile Estates	R-1	0.19	\$ 68,690	\$ 52,000
9	14-12-11-DB	01200	Waldport/ Yachats	Portion of Lot 9, Block 4 San Marine Located East of 555 NE Oregon St.	R-1, RC	0.10	\$ 4,690	\$ 4,000