



LINN COUNTY PROPERTY MANAGEMENT

104 SW 4th Avenue, Room 123 Albany, Oregon 97321

Phone: (541) 967-3807

Legal Descriptions

Linn County Foreclosed Property Sale

March 19, 2025 at 10:00 a.m.

Linn County Courthouse

Unit of land sizes listed are approximate sizes only.

All properties listed are subject to all easements, liens, conditions and restrictions of record. Linn County does not offer title insurance, and the County shall make no warranties or guarantees regarding the title of the property offered for sale, but shall only sell and convey such interest as the County acquired by foreclosure or other means and holds at the time of sale. The County makes no warranty, express or implied, as to the existence of legal access or the ability to acquire permits for building, subsurface sewage, or any other development rights. You as a potential bidder should thoroughly investigate all aspects of the property prior to bidding. All properties are sold AS-IS.

Property #1 Account# 198719 Map: 12S02W14CB Tax Lot: 7300 RMV \$129,620 Min. Bid \$39,600

BEGINNING 1065.08 FEET WEST AND 1965.5 FEET SOUTH FROM THE SOUTHEAST CORNER OF THE WILLIAM RALSTON DLC NO. 48 IN SECTION 14, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, SAID BEGINNING POINT BEING 160.5 FEET SOUTH AND 130 FEET EAST OF THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE L. MCPHERSON AND WIFE BY N. W. SCHMIDT BY DEED RECORDED JULY 23, 1938 IN BOOK 148, PAGE 222, DEED RECORDS, SAID BEGINNING POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HENRY CARL JUNGKEIT AND WIFE BY FRED HAGEMAN AND WIFE BY DEED DATED MAY 27, 1941 RECORDED JUNE 2, 1941 IN BOOK 154, PAGE 325, DEED RECORDS; THENCE SOUTH, ALONG THE EASTERLY RIGHT-OF-WAY OF MILL STREET (PR 3770) (DN 2018-6511), 130 FEET TO THE CENTER OF RUSSELL DRIVE; THENCE EAST ALONG THE CENTER OF SAID ROAD 80 FEET; THENCE NORTH 130 FEET TO THE SOUTH LINE OF SAID JUNGKEIT TRACT; THENCE WEST ALONG SAID SOUTH LINE 80 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES LYING IN RUSSELL DRIVE.

Property #2 Account# 386421 Map: 12S01W30B Tax Lot: 1901 RMV \$49,950 Min. Bid \$27,445

COUNTY OF LINN AND STATE OF OREGON, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: PART OF THE DLC OF DANIEL SIMONS AND WIFE NOT. NO. 2292 AND CLAIM NO. 53 IN T 12 S, R 1 W OF THE W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD AND THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DEED FROM CEDRICK M. HUYCK ET AL TO CHARLES BUTLER ET UX. RECORDED IN VOL. 151, PAGE 19 DEED RECORDS; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN SAID DEED TO CHARLES BUTLER ET UX, VO. 151, PAGE 19, 529 FT. TO THE NW CORNER OF THAT PROPERTY DEEDED TO CHARLES J. SMITH BY DEED RECORDED IN BOOK 206, PAGE 626, DEED RECORDS, AND SOUTH 87° 33 1/2' EAST (EAST BY PRIOR RECORDS) 18.0 FT. TO A 5/8 " IRON ROD WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 87° 33 1/2' EAST 182.24 FT. (EAST 180.0 FT. BY PRIOR RECORD) TO A 3/8" X 2" BAR MARKING THE NE CORNER OF SAID DEED VOL. 206, PAGE 626; THENCE NORTH 0° 22 1/2' WEST (NORTH BY PRIOR RECORD) 71.14 FT. TO A 5/8" IRON ROD; THENCE NORTH 70° 32' WEST 193.53 FT. TO A 5/8" IRON ROD; THENCE SOUTH 0° 22 1/2' EAST 127.85 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.42 ACRES MORE OR LESS.

Property #3 **Account# 772383** **Map: 9S02E19BB** **Tax Lot: 302** **RMV \$424,490** **Min. Bid \$212,245**

BEGINNING AT A POINT ON THE SECTION LINE 700.00 FEET SOUTH 0 DEGREES 04' WEST FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; THENCE SOUTH 89 DEGREES 38' EAST 100.00 FEET ALONG THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO ED TAYLOR, ET AL, BY DEED RECORDED IN BOOK 275, PAGE 737, DEED RECORDS FOR LINN COUNTY, OREGON; THENCE NORTH 0 DEGREES 04' EAST 436.58 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 45' WEST 100.00 FEET; THENCE SOUTH 0 DEGREES 04' WEST 435.50 FEET TO THE PLACE OF BEGINNING.

Property #4 **Account# 942902** **Map: 13S01E29CC** **Tax Lot: 4601** **RMV \$14,850** **Min. Bid \$5,575**

BEGINNING AT A POINT THAT IS N 0° 13' W-1,065.00 FEET AND EAST 259.00 FEET AND S 0° 13' E-138.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; RUNNING THENCE S 0° 13' E-42.00 FEET TO A POINT; THENCE EAST-100.00 FEET TO A POINT; THENCE N 0° 13' W-42.00 FEET TO A POINT; THENCE WEST-100.00 FEET TO THE TRUE POINT OF BEGINNING.