




1-888-673-8387

# 08M

## CASH SALE PROPERTY DESCRIPTION SHEET

Minimum Price <b>\$52,000.00</b>	Bids Must be Received by: <b>5:00 p.m., August 18, 2008</b>	Bids Will be Opened at: <b>9:00 a.m., August 19, 2008</b>	Account Number <b>0008520645</b>
	Address (Street, City, Zip Code) <b>751 S. LIBERTY AVENUE, BURNS OR 97720-2363</b>		SJS
	County <b>HARNEY</b>	Completed 7/8/08 Supersedes	1st Ad Date 7/23/08
	<b>CASH SALE ONLY</b>		
	Redemption Expires <b>JULY 27, 2008</b>		
	Tax Account Number <b>1456</b>		Tax Rate <b>\$ 18.0233</b>
<p style="text-align: center;"><b>MINERAL AND GEOTHERMAL RESOURCE RIGHTS</b></p> <p><input checked="" type="checkbox"/> ODVA is <b>NOT</b> retaining the Mineral or Geothermal Resource Rights.</p> <p><input type="checkbox"/> ODVA is retaining the Mineral and Geothermal Resource Rights.</p> <p>Mineral and geothermal resource rights are described in OAR 274-021-0015 and <b>DO</b> include soil, clay, stone, sand, and gravel</p>			

**IMPORTANT:** PROPERTIES ARE SOLD IN AN "AS IS" CONDITION WITHOUT WARRANTY. INFORMATION IS TAKEN FROM SOURCES BELIEVED RELIABLE BUT NOT GUARANTEED.

PROPERTY TYPE:     Residential     Mobile Home Only     Land Only     Duplex  
                            Rural                     Mobile Home with Land     Condominium     Houseboat

GENERAL INFORMATION				ROOM COUNT		MEASUREMENTS	
AGE	44 yrs.	RANGE/OVEN	Yes	BEDROOM	2	LAND	6400 sq ft
CONDITION	Fair	DISHWASHER	No	BATH	1	DWELLING	1122 sq ft
HEAT	Electric-Radiant	DISPOSAL	No	DIN.ROOM	Yes	BASEMENT	0 sq ft
ROOF	Composition	FIREPLACE	No	FAM.ROOM	Yes	CAR STORAGE	1-car att. garage
WATER	Public	WATER HEATER	Electric	UTIL.ROOM	Yes	OUTBUILDINGS	None
SEWER	Public	OTHER		<u>BASEMENT</u>	<u>No</u>		
UTILITY COMPANIES SERVING PROPERTY				TAX INFORMATION			
ELECTRICITY:	Oregon Trail Electric	541-573-2666	(Telephone)	LAST TAXES PAID:	2007-2008	\$	854.47
WATER:	City of Burns	541-573-5255	(Telephone)	ASSESSED VALUE:	LAND	\$	15,300.00
SEWER:	City of Burns	541-753-5255	(Telephone)		IMPROVEMENTS	\$	48,806.00
GAS:	n/a		(Telephone)	<u>YEAR OF ASSESSMENT:</u>	<u>2007</u>	TOTALS	\$ 64,106.00
OTHER:			(Telephone)	Irrigation/Water Assessments are Prorated in Closing.			

TERMS FOR SALE WILL BE:

**CASH SALE ONLY**

## CASH SALE PROPERTY DESCRIPTION SHEET *(continued)*

**REMARKS:** *(Legal Description or Plat Map Furnished Upon Request.)*

- ◆ Properties are sold "**AS IS**," whether reconditioned or not.
- ◆ No warranties or guarantees are expressed or implied as to the condition of appliances, heating, plumbing, electrical, structural, or water systems.
- ◆ ODVA has disclosed all deficiencies which are known. Some deficiencies may **NOT** be known and are therefore not listed.
- ◆ The buyer will be required to sign a Property Acceptance Statement, Form 894-M, at closing.
- ◆ The buyer of this property will also be required to sign an agreement to hold the Oregon Department of Veterans' Affairs and the State of Oregon harmless from all future claims and damages arising from any environmental or toxic hazards which might be found in or on this property now or in the future.
- ◆ **CASH SALE ONLY: MINIMUM BID IS \$52,00.00.**
- ◆ **TITLE will be conveyed by a BARGAIN AND SALE DEED.**
- ◆ **Contact STEVE SCHOLZ, Property Management, 800-633-6826 extension 2235 or 503-373-2235, with questions and/or requests for a Bid Application packet.**

### ROAD DIRECTIONS

- \* Starting at the Harney County Courthouse, 450 N. Buena Vista Ave., Burns, OR, travel SOUTH on N. Buena Vista Ave. toward W. WASHINGTON ST., 0.2 mile.
- \* Turn RIGHT onto W. MONROE ST/US-20/US-395/CENTRAL OREGON HWY. Continue to follow US-20/US-395/CENTRAL OREGON HWY, 0.7 mile.
- \* Turn LEFT onto S. LIBERTY AVE., BURNS OR, and continue to 751 S. LIBERTY AVE., 0.1 mile