

Situs: 502 River Bend Rd.
Roseburg, OR 97471

Assessor's Account: R18036

Tax Deed Date: 9/5/2018

Legal Description: 26-06W-23B-03400

Last Owner: Kenneth Francoeur

General Location: Roseburg, OR

Size: 2.48 acres

Frontage: River Bend Road & North Umpqua River

Topography: Flat, sloping

Services: None

Zoning: Rural Residential (RR) with Floodplain Overlay (FP)

Comments: Riverview & frontage. Home is believed to be in the 100 year floodplain. Condition of sewer is unknown. May have a river rights certificate. Domestic water is currently Umpqua Basin, certificate may not be transferable.

Liens: None Known

Minimum Bid: \$280,000

Disclaimer:
Any potential uses for this property should be confirmed through the appropriate City or County agencies.

Douglas County has not physically inspected this property or the structures located here, and makes no warranty or representation regarding condition of home, land, or existing utilities. This property is believed to be in the 100 year floodplain.

The former owners of this parcel are still residing here. The possession of this property may be subject to their rights, if any. It is the successful buyers responsibly to research what rights they may have, and if they wish to legally evict or remove the former owners.

"Property is sold AS IS and without warranty, promise, or representation of any kind, including but not limited to status of title, title defects, liens, and zoning or building restrictions".

See "Order of Sale" for further disclaimers.

