

DISCLOSURE STATEMENT

Douglas County has acquired title to the property described on the attached Exhibit "A" with Assessor account number **R18036** and commonly known as: **502 River Bend Rd, Roseburg, OR, 97471** through tax foreclosure proceedings or otherwise; title is now vested in Douglas County and Douglas County is authorized to sell the property in accordance with ORS 275.200.

This property shall be sold "AS IS" without warranty of any kind. Payment must be made with cash or with a cashier's check payable to Douglas County. No personal checks, business checks or credit cards will be accepted. Properties will be conveyed to purchaser by Bargain and Sale Deed.

Certain County officers or employees, their families, or an intermediary of either, may not purchase from the County directly or indirectly, real property obtained by foreclosure of delinquent tax liens (refer to ORS 275.088).

THIS SALE WILL NOT ALLOW USE OF ANY PROPERTY IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING ANY INSTRUMENTS, ALL BUYERS SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY WHETHER THE UNIT OF LAND IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 to 195.336 AND SECTIONS 5 to 11, CHAPTER 424, OREGON LAWS 2007. SOME PROPERTY MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. ALL BUYERS SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENTS TO VERIFY EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Properties are sold on an **AS IS, WHERE IS, WITH ALL FAULTS** basis without warranty or guarantee, expressed or implied, as to the physical/environmental condition of the property, location of property boundaries, condition of title, whether lots were legally created according to Oregon Land Use law, existence of legal access or the ability to acquire permits for building, subsurface, sewerage or other development rights under Oregon Land Use Law.

No survey has been or will be made by Douglas County to establish property lines. Properties may have portions dedicated to public bodies for use as roads, easements or other use. All buyers should inspect the sites to be aware of the conditions.

Properties are sold on an “as is, where is”, with all faults basis. No warranties or guarantees are made concerning the condition of title (liens and/or encumbrances may still be on title), the ability to use a property for any particular purpose, the ability to develop a property pursuant to the state and local land use law, location of boundary lines, environmental condition or any other matter concerning a property.

It is the buyer’s responsibility to thoroughly investigate a property **prior** to purchasing it (obtaining a title report is highly recommended).

CAUTION: On occasion, some parcels have proven to be only errors in descriptions, gaps where surveys do not coincide or where only a partial interest may be held, and conflicts of ownership have thus arisen. **No warranty as to title is made.** It is strongly suggested that buyers secure title reports prior to the sale.

Buyer _____ date _____

Buyer _____ date _____

EXHIBIT A

Real property in the County of Douglas, State of Oregon, described as follows:

Legal Description of the property:

Lots 19 and 20, RIVER BEND ACRES, DOUGLAS COUNTY, OREGON.

and as of November 20, 2018 at 8:00 a.m.

We find that the last deed of record runs to:

Douglas County, a political subdivision of the State of Oregon.

Assessor's Account R18036.

Township 26, Range 06West, Section 23B, Tax Lot 03400.

Site Address: 502 River Bend Road, Roseburg, OR 97471.