

AUCTION INFORMATION SHEET

In order to bid at this auction, you must be a registered bidder. Unregistered bidders may be asked to leave if space becomes limited, are deemed disruptive, or at the discretion of County staff. If any bidder becomes disruptive in any way, they will be asked to leave. Be advised that open carry is not allowed in this building.

Cell phones and other electronic devices should be on silent at this time.

Winning Bidder, hereafter referred to as “Purchaser”, accepts the land, building(s), and all other improvements in their present condition, AS IS, including any defects, without any representations or warranties, expressed or implied. All bidders have had the opportunity to examine the properties to their own satisfaction and will form their own opinion as to the condition (including environmental conditions) and the value thereof. Jackson County will not provide, and Purchaser shall not rely on, any statements or representations from Jackson County or any person acting on behalf of Jackson County concerning any of the following:

1. The size or area of the Property (maps and pictures are for illustration purposes only. All stated acreage are best estimates);
2. The location of corners or boundaries of any portion of the Property;
3. The condition of the Property, including but not limited to environmental conditions above or below the surface of the Property or compliance with environmental laws and other governmental requirements;
4. The availability of services to the Property;
5. The representation, either expressed or implied, that the Property will be approved by the Development Services Department for placement of a structure or installment thereon for such things like subsurface sewage or disposal systems and wells;
6. The ability of Purchaser to use the Property or any portions thereof for any intended purposes;
7. Any other matter affecting or relating to the Property or portion thereof.

Purchaser further acknowledges that in the event the Property or structures are considered to be a DEQ hazard, Jackson County shall have no liability for any costs associated with the environmental assessment or cleanup.

All property shall be accepted subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way, and all matters appearing of record. No conditions shall be allowed by the Purchaser on any parcel, i.e., purchased conditioned on zoning regulations, building regulations, successful bidder on surrounding parcels, etc.

Jackson County **does not** warrant or guarantee in any fashion that the Purchaser will have an insurable interest in the property. Title companies may refuse to insure foreclosed property. Jackson County does **not** provide title insurance.

Jackson County **shall not** warrant or defend the fee simple title of real property offered for sale to be free of defects or encumbrances. Jackson County will sell and convey by Quit Claim deed only. Conveyance is subject to recorded easements to the United States or any government agency thereof. Foreclosure of taxes may not extinguish liens.

Title conveyed by Jackson County **does not** warrant that properties under forest/farm zoning use will allow dwellings or structures to be constructed on such property. Purchasers are cautioned to consult the Planning Department for zoning regulations on individual parcels.

Jackson County **does not** warrant that the awarded bid reflects the true assessed value of the property conveyed and recommends that Purchaser contact the Jackson County Assessor's office to determine the assessed value for tax purposes. The Real Market Value is from the last certified tax roll (ORS 311.105). The minimum price shown is a tax sale value and is not binding upon the Jackson County Assessor for assessment purposes.

Some of these properties may have occupants. It is up to the Purchaser to complete the legal eviction process.

Payment in full is required at the time of sale on properties with a closing bid under \$10,000. Properties with a closing bid exceeding \$10,000 must pay a down payment of 10%, with the remainder of the purchase price due within five (5) business days. If any winning bidder fails to pay, that bid will be voided, and the property will be offered to the next highest bidder. Down payments are non-refundable. Any winning bidder failing to fulfill their commitment to Jackson County may be suspended from any participation in future sales indefinitely.

Please note: There will be no land sale agreement contract options for any properties in this auction. Purchases must be paid using cash or certified funds.

A Certificate of Sale is issued to the Purchaser at the time of sale. All purchases are considered final. The quit claim deed will be completed within 180 days of the auction.

Properties not selling at this auction may be offered later as a private sale.

BID TERMS: Bids for properties of \$5,000 or less must be made in minimum increments of \$50. Bids for properties exceeding \$5,000 must be made in minimum increments of \$100. Bids less than the advertised minimum bid will not be accepted.

JACKSON COUNTY TAXATION - PROPERTY SALES
10 S OAKDALE AVE 111
MEDFORD, OR 97501
(541) 774-6541

Office Hours: Monday – Friday; 8:00am to 4:00pm