

PUBLISHED BY THE LA GRANDE OBSERVER & THE BAKER CITY HERALD - SERVING WALLOWA, UNION & BAKER COUNTIES



CLASSIFIEDS

DEADLINES:
 LINE ADS:
 Monday: noon Friday
 Wednesday: noon Tuesday
 Friday: noon Thursday

DISPLAY ADS:
 2 days prior to publication date

Baker City Herald: 541-523-3673 • www.bakercityherald.com • classifieds@bakercityherald.com • Fax: 541-523-6426
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9. Lepidium latifolium
10. Purple looestrife
11. Lyrum salicaria
12. Black henbane
13. Hyoscyamus niger
14. Jointed goatgrass
15. Aegilops cylindrica
16. Buffalobur
17. Solanum rostratum
18. Japanese knotweed
19. Polygonum cuspidata tum
20. Scotch Thistle
21. Onopordum acanthium
22. Yellow flag iris
23. Iris pseudacorus
24. Whitetop (in designated areas)
25. Lepidium draba

Whitetop is listed as an "A" weed in designated areas of the County, Pine Valley, Baker Valley, Sutton and Ebell Creek Watersheds, and Bowen Valley/Sumpster area are mandatory control for whitetop, and subject to ORS 569.175-569.995, Oregon State Statutes. Please note: State Statutes allow the County Weed Supervisor to treat weeds not in compliance, and bill the landowner for all services rendered. All unpaid treatment expenses will be added to county taxes as a lien. Please avoid this by treating weeds before they set seed.

If you have any questions, please call Arnie Grammon, the Baker County Weed Supervisor at 523-0618, or stop by the Weed Office at 1060 South Bridge Street in Baker City.

Legal No. 00058698
 Published: June 14, 21, 28, and July 5 2019

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by GARRETTE J. SMITH and RANDI M. SMITH as Grantor, AMERITITLE, an Oregon corporation, as Trustee, and JUDY C. BEYMER and HOWARD A. BEYMER, husband and wife, or the survivor thereof, as to an undivided ONE-THIRD (1/3), BILL E. GRAHAM and JANIECE I. GRAHAM, husband and wife, or the survivor thereof, as to an undivided ONE-THIRD (1/3) interest, and SYLVAN E. GRAHAM and LINDA GRAHAM, husband and wife, or the survivor thereof, as to an undivided one-third (1/3) interest, as Beneficiary. Said Trust Deed is dated November 28, 2017, and recorded December 1, 2017 as Instrument No. B17 49 0185 in Baker County Deed Records, covering the following described real property in Baker County, Oregon:

Lots 6 and 7, and the North half of Lot 8, Block 9, OTTENHEIMER ADDITION, in Baker City, County of Baker and State of Oregon.

ALSO, Lots 3, 8, 9 and 10, Block 10, OTTENHEIMER ADDITION, in Baker City, County of Baker and State of Oregon.

ALSO, the South half of each of Lots 4 and 7, Block 10, OTTENHEIMER ADDITION, in Baker City, County of Baker and State of Oregon.

ALSO, all that portion of the West half of Fourteenth Street adjoining Lot 3 and the South half of Lot 4, Block 10, OTTENHEIMER ADDITION, on the East, as vacated by Ordinance No. 2718, a certified copy of which was recorded April 29, 1976, as Deed No. 76 18 071, Baker County Deed Records.

ALSO, all that portion of the alley lying between Lot 3 and the South half of Lot 4, and Lot 8 and the South half of Lot 7, Block 10, OTTENHEIMER ADDITION, as vacated by Ordinance No. 2718, a certified copy of which was recorded April 29, 1976, as Deed No. 76 18 071, Baker County Deed Records.

ALSO all that portion of the West half of the alley adjoining Lots 9 and 10, Block 10, OTTENHEIMER ADDITION, on the East as vacated by Ordinance No. 2718, a certified copy of which was recorded April 29, 1976, as Deed No. 76 18 071, Baker County Deed Records. The undersigned hereby

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certifies that no other assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described real property is situated, further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

Appointment of Successor Trustee, appointing Floyd C. Vaughan as successor trustee has been recorded in Baker County records. Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes

86.752; the defaults for which the foreclosure is made are grantor's failure to pay when due the following sums:

- A. Failure to pay the remaining balance due under the Note that became due and payable in full on December 20, 2018.
- B. Failure to timely pay property taxes on the secured real property. The exact amount past due and any related information concerning the amounts due may be obtained by calling the Baker County Tax Collector at 541-523-8221. The property tax account Reference Nos. are 72 and 74.
- C. Failing to maintain property and casualty insurance on the secured property naming Beneficiary as additional named insureds all as required by the Trust Deed.

By reason of the defaults just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

The principal sum of THIRTY SEVEN THOUSAND FOUR HUNDRED FORTY-FOUR AND 35/100 DOLLARS (\$37,444.35) plus interest from November 21, 2018 at the rate of five per cent (5%) per annum to the date of payment.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 10, 2019 at the hour of 10:00 O'clock, A. M., in accordance with the standard of time established by ORS 187.110, on the Front Steps of the Baker County Courthouse at 1995 3rd Street, Baker City, Baker County, Oregon, sell at public auction to the highest bidder for cash the interest in the real property above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses

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actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property.

NOTICE

Without limiting the trustee's disclaimer of representation or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

We are attempting to collect a debt on behalf of the beneficiary named in this Trustee's Notice of Sale (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount described in the notice. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt of (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information.

Published: June 14, 2019
 Legal No. 00058664

NOTICE TO INTERESTED PERSONS

Talia Welch and Tamara Staley have been appointed Co-Personal Representatives (hereafter PR) of the Estate of **Mary Leona Mae McLain**, Deceased, Probate No. 19PB03528, Union County Circuit Court, State of Oregon. All persons whose rights may be affected by the proceeding may obtain additional information from the court records, the PR, or the attorney for the PR. All persons having claims against the estate must present them to the PR at:
 Mammen & Null, Lawyers, LLC
 J. Glenn Null, Attorney for PR
 1602 Sixth Street
 P.O. Box 477
 La Grande, OR 97850
 (541) 963-5259

Within four months after the first publication date of this notice or they may be barred

Published: June 7, 14, 21, 2019
 Legal No. 00058623

A PUBLIC meeting of the Board of Directors of the Blue Mountain Translator District, Baker and Union Counties, State of Oregon, to discuss the budget for the fiscal year July 1, 2019 to June 30, 2019 will be held in the Misener Room at 1001 4th St., La Grande, OR. The meeting will take place on June 26, 2019 at 12:00 PM. The purpose of the meeting is to receive the budget message, receive comment from the public on the budget, and vote on approval of the budget. This is a public meeting where deliberation of the Board will take place. Any person may appear at the meeting and discuss the proposed programs with the Board. A copy of the budget will be available on June 16, 2019 at 1104 K Ave., Floor 3, La Grande, OR 97850 between the hours of 8:00 AM - 12:00 PM Monday-Friday.

Published: June 14, 2019
 Legal No. 00058728

NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, June 24, 2019, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, will consider a Conditional Use application submitted by Johnny Simmons, Nicole Paulson, and Jamey Paulson to establish a barn with living quarters as an accessory farm dwelling for a family member. The property is located about 4.5 miles north of the City of Cove, at 68607 Kerns Loop, and is described as Twp. 2S, Range 40EWM, Tax Lot 3402, approximately 239.67 acres, in a big

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game critical wildlife habitat area in an A-4 Timber Grazing Zone. The applicable Land Use Regulations are found in Sections 2.04(15), 2.05, 2.06 and 20.09 of the Union County Zoning, Partition & Subdivision Ordinance.

As a property owner within 500 feet of the subject property you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue.

The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing. For further information contact this office by phone at 541-963-1014, or stop in Monday through Thursday, 8:00-5:00 p.m.

Scott Hartell
 Planning Director

Published: June 14, 2019
 Legal No. 00058664

NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION SITE PLAN

prefer for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Cinda Johnston, (541) 963-1014.

Scott Hartell
 Planning Director

Published: June 14, 2019
 Legal No. 00058685

NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION SITE PLAN

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, June 24, 2019, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, will consider a Site Plan application submitted by Brian and Amanda Rahn, to establish Steele's Septic Service in an existing

office building and shop, and to erect a 40 x 100 pole barn for truck parking. The property is located approximately 4 miles south of the City of Imbler and is described as Twp. 2S, Range 39 EWM, Section 7DA, Tax Lot 701, about 4.76 acres, in an I-2 Heavy Industrial Zone.

The applicable Land Use Regulations are found in Article 13 and Section 20.10, Site Plan Requirements, of the Union County Zoning, Partition & Subdivision Ordinance. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be

supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

The meeting location is accessible to persons with disabilities. A request for an inter-

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Tax Lot 1001, about 56.38 acres, in an A-1 Exclusive Farm Use Zone.

The applicable Land Use Regulations are found in the Union County Zoning, Partition & Subdivision Ordinance Section 2.10(2). Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

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supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Cinda Johnston, (541) 963-1014.

Scott Hartell
 Planning Director

Published: June 14, 2019
 Legal No. 00058686

NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION SITE PLAN

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, June 24, 2019, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, will consider a Site Plan application submitted by Brian and Amanda Rahn, to establish Steele's Septic Service in an existing

office building and shop, and to erect a 40 x 100 pole barn for truck parking. The property is located approximately 4 miles south of the City of Imbler and is described as Twp. 2S, Range 39 EWM, Section 7DA, Tax Lot 701, about 4.76 acres, in an I-2 Heavy Industrial Zone.

The applicable Land Use Regulations are found in Article 13 and Section 20.10, Site Plan Requirements, of the Union County Zoning, Partition & Subdivision Ordinance. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be

supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

The meeting location is accessible to persons with disabilities. A request for an inter-

Public Notice

NOTICE OF BUDGET HEARING

A public meeting of the City of Lostine will be held on June 19, at 7:00 p.m. at Lostine City Hall, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2019 as approved by the City of Lostine Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 128 Hwy 82 Lostine, OR 97857 between the hours of 11:00 a.m. and 3:00 p.m., or online at cityoflostine.com. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as the preceding year. If different, the major changes and their effect on the budget are:

Contact	Telephone number	E-mail
Toni Clary	(541) 569-2415	lostinecityhall@frontier.com

FINANCIAL SUMMARY—RESOURCES			
	Actual Amounts	Adopted Budget	Approved Budget
	20_17_20_18	This Year: 20_18_20_19	Next Year: 20_19_20_20
TOTAL OF ALL FUNDS			
1. Beginning Fund Balance/Net Working Capital.....	128021	140657	156334
2. Fees, Licenses, Permits, Fines, Assessments & Other Service Charges.....	119896	115200	126500
3. Federal, State & all Other Grants, Gifts, Allocations & Donations.....	12589	29025	126600
4. Revenue from Bonds & Other Debt.....	0	0	350
5. Interfund Transfers/Internal Service Reimbursements.....	14336	61834	32992
6. All Other Resources Except Current Year Property Taxes.....	1842	10512	6614
7. Current Year Property Taxes Estimated to be Received.....	16977	7850	5500
8. Total Resources—add lines 1 through 7.....	293631	365278	454890
FINANCIAL SUMMARY—REQUIREMENTS BY OBJECT CLASSIFICATION			
9. Personnel Services.....	35449	48564	50500
10. Materials and Services.....	128113	168614	294986
11. Capital Outlay.....	29017	20936	20910
12. Debt Service.....	43349	65330	54502
13. Interfund Transfers.....	0	61834	32992
14. Contingencies.....	0	0	1000
15. Special Payments.....	0	0	0
16. Unappropriated Ending Balance and Reserved for Future Expenditure.....	57685	0	0
17. Total Requirements—add lines 9 through 16.....	293631	365278	454890
FINANCIAL SUMMARY—REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM*			
Name of Organizational Unit or Program	FTE for Unit or Program		
Name General	400	4725	7000
FTE			
Name Enterprise	27049	33000	35000
FTE			
Name State Tax Street	8000	10839	7000
FTE			
Name			
FTE			
Not Allocated to Organizational Unit or Program			
FTE			
Total Requirements			
Total FTE	35449	48564	42000

STATEMENT OF CHANGES IN ACTIVITIES AND SOURCES OF FINANCING*			
PROPERTY TAX LEVIES			
	Rate or Amount Imposed	Rate or Amount Imposed	Rate or Amount Approved
Permanent Rate Levy (Rate Limit: 3534 Per \$ 1000)	3460	3640	3640
Local Option Levy.....			
Levy for General Obligation Bonds.....	7600	7600	7600
STATEMENT OF INDEBTEDNESS			
	Estimated Debt Outstanding on July 1	Estimated Debt Authorized, but not Incurred on July 1	
General Obligation Bonds.....			
Other Bonds.....			
Other Borrowings.....		727485	
Total		727485	

Published: June 14, 2019
 Legal no. 5143

All Classifieds ads must be prepaid before they will print.

DEADLINE for classified ads is BEFORE 12 NOON the day before we publish. Publication days: Monday, Wednesday, Friday

Baker City Herald | THE OBSERVER
541-523-3673 | 541-963-3161