

**PUBLIC NOTICE  
NOTICE OF  
SHERIFF'S SALE  
OR-2005-14**

On the 26th day of January, 2006 at the hour of 10:00 o'clock, A.M. Standard of Time in accordance with ORS 187.110, at the front door of the Morrow County Courthouse, in Heppner, Oregon, I will sell at Public Auction all the right, title, claim and interest of Morrow County to the highest bidder for cash, the parcels of real

property located in Morrow County, Oregon, described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

Said sale is made under an Order issued out of the County Court of the State of Oregon for Morrow County to me directed: In the Matter of Real Property owned by Morrow County and Directing Sheriff to Conduct Sale dated October 19, 2005. The minimum price

which may be accepted for the property is fixed by Order of the County Court and is set forth with particularity with the parcels described in said Exhibit "A".

DATED this 20th day of December, 2005.

KENNETH W. MATLACK,  
Sheriff  
Morrow County, Oregon  
By: /s/ Judy Chastain  
Chief Civil Deputy

NOTE: At the time of sale, the County will collect fees for

recording the Deed in the Clerk's deed records. Recording fees are \$26.00 for the first page, plus \$5.00 for each additional page.

**EXHIBIT A**

Parcel 1  
Legal Description: Township 4 North, range 24 EWM Section 23  
E 1/2 NE 1/4 SE 1/4 lying North of West Extension Irrigation District Main Canal  
Map and tax Lot: 04N2423-00801

Account Number: RO8486  
Market Value: \$ 500.00  
Minimum Price: \$ 250.00  
Terms: Cash, cashier's check, money order or current letter of credit from a bank or lending institution in full on the day of the sale.

Parcel 2  
Legal Description: Township 4 North, range 24 EWM Section 23  
W 1/2 NE 1/4 SE 1/4 lying North of West Extension Irrigation District Main Canal

Map and tax Lot: 04N2423-00802

Account Number: RO8485  
Market Value: \$ 100.00  
Minimum Price: \$ 250.00  
Terms: Cash, cashier's check, money order or current letter of credit from a bank or lending institution in full on the day of the sale.

Published: December 28, 2005, January 4, 11 and 18, 2006  
Affidavit

# REAL ESTATE

**Check out these  
New Listings!!**



David Sykes, Broker



## Restaurant & Lounge



Restaurant and Lounge in Heppner. All fixtures and inventory included in sale. Turn-key operation. Walk in and run your own business.

**\$219,000**

## 5 bedroom in Heppner



5 Bedroom with new vinyl windows, new wiring, and new plumbing. Needs some TLC finish up work to make it yours. Central propane heating with a woodstove and monitor heater included in sale.

priced right at **\$69,000**

## Home Site and Acreage



**490.60 Acres EFU**

Home Site and Acreage. Year-round spring. Nice level area with easy access. Bare land, no development. 110.9 acres CRP w/5 yr @ \$5203/yr. Balance 379.70 acres is in dry-land pasture. Lots of upland birds, deer.

**Reduced \$199,500**

## Home Site & Acreage



39 Acres M/L; 2 wells / septic. Nice level area with easy access. Shop, insulated storage shed, barn with corrals; older doublewide home. 5 acres of bottom land with water rights. Lots of upland birds and deer.

priced reduced **\$99,500**

## Tri-Plex



2- two bedroom 1 bath units  
1- one bedroom 1 bath unit  
Good investment property

**\$110,000**

## 3 bedroom, 1 3/4 bath

3 bedroom, 1 3/4 bath home with great view of town. Double car garage and shop, wood stove, hardwood floors.



**\$85,000**

Price Reduced

## 354 acre ranch - lone



354 acres m/l. This ranch has a nice 2-story older home with fireplace, 4 bedrooms and 1 1/2 baths. 114.5 m/l acres irrigated. Rhea Creek runs through the property for fishing and enjoyment; lots of upland birds and deer. 2-story older barn and corrals, various outbuildings in good condition.

**\$550,000**

## Commercial lot



100' x 130' lot zoned commercial. Ready to build or put home on. Owner could help finance. Heppner.

**\$15,000**

## Building lot above lake

Ready to build on. City water and sewer.

Price Reduced!  
**\$16,500**



## 5-unit Apartment Building in Heppner



Good Income Potential. 5-unit apartment complex in good condition. New carpet and appliances. Owner will carry contract.

**\$69,500**

## Newer double wide



Newer double wide mobile. 3 bedroom, 2 bath, oak kitchen cabinets, dining room, covered patio/porch on quiet dead-end street with lots of parking. Heppner.

**\$80,000**

## 3 bedroom with extra lot



Home on double lot. Insulated shop with its own drive. Lots of storage. Near high school.

Price Reduced!  
**\$80,000**

## 5 acres in the mountains



5 acres near Anson Wright Park on Sunflower Flat Road. Well and septic installed, near to electricity. Easy access of county road. Ready to build your dream home on!

Sale pending **\$75,000**

## 3 bedroom, 2 bath

3 bedroom, 2 bath, 2956 sq. ft. home built in 1901. New gas fireplace, large updated kitchen, new carpet, flooring, paint, windows. Large daylight basement. All on 1.46 acres with fenced pasture, barn.



**\$125,000**

## 2 bedroom, 1 bath



2 bedroom, 1 bath, 960 sq. ft. home in Heppner. Built in 1899, has baseboard heat and a wood stove, remodeled interior with new siding, enclosed porch, fenced yard, all on a 66 x 132' lot. Excellent rental history.

**\$45,000**

**CALL DAVID SYKES  
TO VIEW THESE PROPERTIES**

(541) 676-9228 days  
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