

OPENING STATEMENT/TERMS OF SALE

THE LEGALLY DESCRIBED PARCEL OF SURPLUS LAND SET FORTH BY EXECUTIVE SURPLUS PER COUNCIL ORDINANCE WILL BE SOLD BY PUBLIC AUCTION SALE VIA ELECTRONIC MEDIA PURSUANT TO RCW 36.35.120.

Terms of the Sale

All sales will be made to the highest bidder AS-IS. The auction will be conducted via Bid4Assets internet website only at www.bid4assets.com/klickitat. The auction will begin on Wednesday, May 19, 2021 at 8:30 AM (PST) and will end at the time shown on each auction item on May 20, 2021. The auction may continue on any unsold parcel, until each parcel is sold or Klickitat County determines no bids were received. Klickitat County may withdraw any parcel from the auction at any time.

Bid Deposit

A single \$500.00 bid deposit (plus a \$35.00 non-refundable processing fee) will be required to bid on any and all properties offered for sale by Klickitat County. The successful bidder will have their deposit applied to the total amount owed of the purchase price. If you are the successful bidder and you fail to submit payment on your auction purchase(s), you will forfeit your bid deposit. You will also be banned from participating in future sales through our office and banned by Bid4Assets. All bidders will be required to fill out your pre-vesting information prior to accessing the deposit instructions. At the end of the sale, if you are the winning bidder, you will have the opportunity to log in and update your vesting information within 2 business days before the deed wizard is closed. If you do not update your information within that time frame and would like to have your information updated, you will have to notify the county and may incur a fee for having that information updated.

Successful Bidder

A bidder is legally and financially responsible for all parcels bid upon whether representing oneself or acting as an agent. **By 4:30 PM ET (1:30 PM PT) on Monday, May 24, 2021 funds must be received by Bid4Assets via wire transfer.** All payments must be in the form of wire transfer. There is a 10% buyer's premium, with a \$100 minimum, along with a \$35.00 per parcel settlement fee that will be added to the winning bid amount, payment in person is not available. Wire instructions are available to successful bidders only through the Bid4Assets website. A bid is an irrevocable offer to purchase property. Klickitat County reserves the right to pursue all available legal remedies against a non-paying bidder.

Qualified Bidders

In accordance with Revised Code of Washington 84.64.080(8) No county officer or employee may directly or indirectly be a purchaser of the property at the sale.

Competing Tax Title Liens

These parcels have been through a previous foreclosure auction and were not bid on due to some undesirable quality and thus forced into the tax title status. Bidders are required to conduct any due diligence research of the parcels prior to bid submittal. A bid is an irrevocable offer to purchase property and once made, is a binding contract. The bidder is solely responsible for determining the extent, if any, to which the parcel they are bidding on will or may be subject to liens. No representation or warranty is made as to the existence or non-existence of any interest, encumbrance, defect, condition or lien which may survive the sale under applicable law, whether known or unknown.

Surplus Property

Bidders are required to conduct any due diligence research of the parcel prior to bid submittal. A bid is an irrevocable offer to purchase property and once made, is a binding contract.

Surplus property will be issued a clean deed.

Name and Address on Deed

By Friday, May 21, 2021, successful bidders must complete the deed information form available through the Bid4Assets website. Bid4Assets requires a 10% buyer's fee. All county fees to complete and record the deed are included in the minimum bid amount. A Warranty Deed (Surplus Property) will be issued approximately 45 days after this sale.

Klickitat County is not liable for the failure of any device which prevents a person from participating in any sale. "Device" includes, but is not limited to; computer hardware, networks, software applications or website.

Klickitat County retains the right to reject any and all bids for any reason, may withdraw any property from the auction at any time before or during the auction and reserves the rights to cancel the sale of a parcel any time prior to issuance of the Warranty Deed (Surplus Property).

By submitting a bid, you agree to the terms of sale as posted at the time bid is submitted.