

**AGENDA COVER MEMORANDUM**

**Agenda Date:** May 14, 2003

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**DATE:** April 30, 2003  
**TO:** Board of County Commissioners  
**DEPARTMENT:** Management Services  
**PRESENTED BY:** Jeff Turk, Property Management Officer

**SUBJECT:** ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONIQUE SONNENFELD (MAP # 15-04-32-34-03800, ADJACENT TO 354 GREENWOOD STREET, JUNCTION CITY)

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1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONIQUE SONNENFELD (MAP # 15-04-32-34-03800, ADJACENT TO 354 GREENWOOD STREET, JUNCTION CITY)
2. **ISSUE/PROBLEM:** Ms. Sonnenfeld has submitted an offer of \$450 for the subject property. Does the Board wish to accept the offer.
3. **DISCUSSION:**

3.1 Background

The subject property was acquired through tax foreclosure in September 1992. The property is a 3' x 100' strip in between 330 and 354 Greenwood Street in Junction City (tax lots 3900 and 3700). It has an assessed value of \$991.

The strip was created in 1986. It was originally part of tax lot 3900 and was sold to tax lot 3700 – likely to correct an encroachment (which does not appear to exist today).

Ms. Sonnenfeld is the owner of tax lot 3700. The owner of tax lot 3900, Lindon McGee, was contacted by letter informing him of Ms. Sonnenfeld's interest. No response was received from Mr. McGee.

### 3.2 Analysis

The subject property is of value only to an adjoining owner which Ms. Sonnenfeld is.

ORS 275.225 provides for selling County owned real property at private sale which has an assessed value under \$5,000 and is not suited for the placement of a dwelling under current zoning and building ordinances. Notice of a proposed sale of the subject was published in the Register Guard on April 28, 2003. The County may sell the subject not less than 15 days from the date of publication of the notice. The subject parcel has a current assessed value of \$991 and qualifies for private sale pursuant to ORS 275.225.

### 3.3 Alternatives/Options

The Board can reject the offer and direct staff to continue negotiations for greater consideration.

### 3.4 Recommendation

It is recommended that the offer be accepted.

### 3.5 Timing

None.

4. **IMPLEMENTATION/FOLLOW-UP:** Upon approval by the Board of County Commissioners, the Quitclaim Deed will be executed and the property will be sold.
5. **ATTACHMENTS:**
  - Board Order
  - Quitclaim Deed
  - Tax Map

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONIQUE SONNENFELD (MAP # 15-04-32-34-03800, ADJACENT TO 354 GREENWOOD STREET, JUNCTION CITY)

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to sell the following real property which was acquired through tax foreclosure, to wit:

*The North 3 feet of Lot 7, Block 43, PLAT OF JUNCTION CITY, as platted and recorded in Volume H, Page 749, Lane County Oregon Plat Records, Lane County, Oregon.*

WHEREAS said real property is owned by Lane County and not in use for County purposes, and sale of said property would benefit Lane County by its return to the tax roll, and

WHEREAS said real property is assessed under \$5,000 on the most recent tax roll and is unsuited for the placement of a dwelling and

WHEREAS notice of the County's intent to sell said real property was published on April 28, 2003 in the Eugene Register-Guard and sale of said real property shall occur 15 days after publication of said notice

IT IS HEREBY ORDERED that, pursuant to ORS 275.225 and ORS 275.275, the real property identified as map # 15-04-32-34-03800 be sold to Monique Sonnenfeld for \$450, that the Quitclaim Deed be executed and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$400
General Fund	(124-5570260-436521)	50

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

APPROVED AS TO FORM

Peter Sorensen, Chair, Board of County Commissioners

Date 5-5-03 lane county

  
OFFICE OF LEGAL COUNSEL

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MONIQUE SONNENFELD (MAP # 15-04-32-34-03800, ADJACENT TO 354 GREENWOOD STREET, JUNCTION CITY)

**QUITCLAIM DEED**

**LANE COUNTY**, a political subdivision of the State of Oregon, pursuant to Order No. \_\_\_\_\_ of the Board of County Commissioners of Lane County, releases and quitclaims to:

**Monique Sonnefeld**

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

*The North 3 feet of Lot 7, Block 43, PLAT OF JUNTION CITY, as platted and recorded in Volume H, Page 749, Lane County Oregon Plat Records, Lane County, Oregon (map # 15-04-32-34-03800).*

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930.**

The true and actual consideration for this transfer is \$450.00

**LANE COUNTY BOARD OF COMMISSIONERS**

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\_\_\_\_\_  
\_\_\_\_\_

**STATE OF OREGON    )**  
                                  **) ss**  
**COUNTY OF LANE    )**

On \_\_\_\_\_, 2003 personally appeared \_\_\_\_\_,

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:

After recording, return to/taxes to:  
Monique Sonnenfeld  
3665 Wilshire Lane  
Eugene, OR 97405

\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires \_\_\_\_\_



