

W. S. D. 1.

AGENDA COVER MEMORANDUM

Agenda Date: November 10, 2004

DATE: October 27, 2004

TO: Board of County Commissioners

DEPARTMENT: Management Services

PRESENTED BY: Jeff Turk, Property Management Officer 2

SUBJECT: ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MARIJO C. NORDAHL (MAP # 18-12-25-00-02300, ACROSS HIGHWAY FROM 06061 HIGHWAY 126, FLORENCE)

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MARIJO C. NORDAHL (MAP # 18-12-25-00-02300, ACROSS HIGHWAY FROM 06061 HIGHWAY 126, FLORENCE)

2. **ISSUE/PROBLEM:** Mr. Nordahl has submitted an offer of \$700 for the subject property. Mr. Nordahl owns the adjoining property to the west, tax lot 2200.

3. **DISCUSSION:**

3.1 Background

The subject parcel was acquired through property tax foreclosure in 1982. The subject is .15 acre, irregularly shaped, is zoned Industrial and has an assessed value of \$500. Much of the property lies below the high water mark of the Siuslaw River.

The adjoining owner to the east of the subject was informed of Mr. Nordahl's interest and did not wish to submit an offer.

3.2 Analysis

The property does not have any development potential and can best be used by an adjoining owner (Mr. Nordahl would like to add rip-rap to the subject to stabilize the bank).

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 Wednesday, October 20, 2004. 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 \$500 and qualifies for private sale pursuant to ORS 275.225.

3.3 Alternatives/Options

1. Sell the parcel to Mr. Nordahl pursuant to his offer.
2. Negotiate other sale terms than those offered.
3. Retain the parcel in county inventory.

3.4 Recommendation

It is recommended that Mr. Nordahl's offer be accepted and the property sold.

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 sold.
5. **ATTACHMENTS:**
Board Order
Quitclaim Deed
Plat 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 MARIJO C. NORDAHL (MAP # 18-12-25-00-02300, ACROSS HIGHWAY FROM 06061 HIGHWAY 126, FLORENCE)

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 West 155.0 feet of the East 175.0 feet of the tidelands fronting and abutting Lot 6. ALSO: Tidelands fronting and abutting Lot 7, lying Southerly of the South right-of-way of the Siuslaw Highway in Section 25, Township 18 South, Range 12 West of the Willamette Meridian, all in Lane County, Oregon (map # 18-12-25-00-02300).

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 October 20, 2004 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 be sold to Marijo C. Nordahl for \$700, that the Quitclaim Deed be executed and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$650
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.

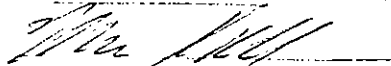
DATED this _____ day of _____, 20____.

Bobby Green, Chair, Lane County Board of Commissioners

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MARIJO C. NORDAHL (MAP # 18-12-25-00-02300, ACROSS HIGHWAY FROM 06061 HIGHWAY 126, FLORENCE)

APPROVED AS TO FORM

Date 10-28-04 Lane County



COUNTY CLERK

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:

Marijo C. Nordahl

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

The West 155.0 feet of the East 175.0 feet of the tidelands fronting and abutting Lot 6. ALSO: Tidelands fronting and abutting Lot 7, lying Southerly of the South right-of-way of the Siuslaw Highway in Section 25, Township 18 South, Range 12 West of the Willamette Meridian, all in Lane County, Oregon (map # 18-12-25-00-02300).

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 \$700.00

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

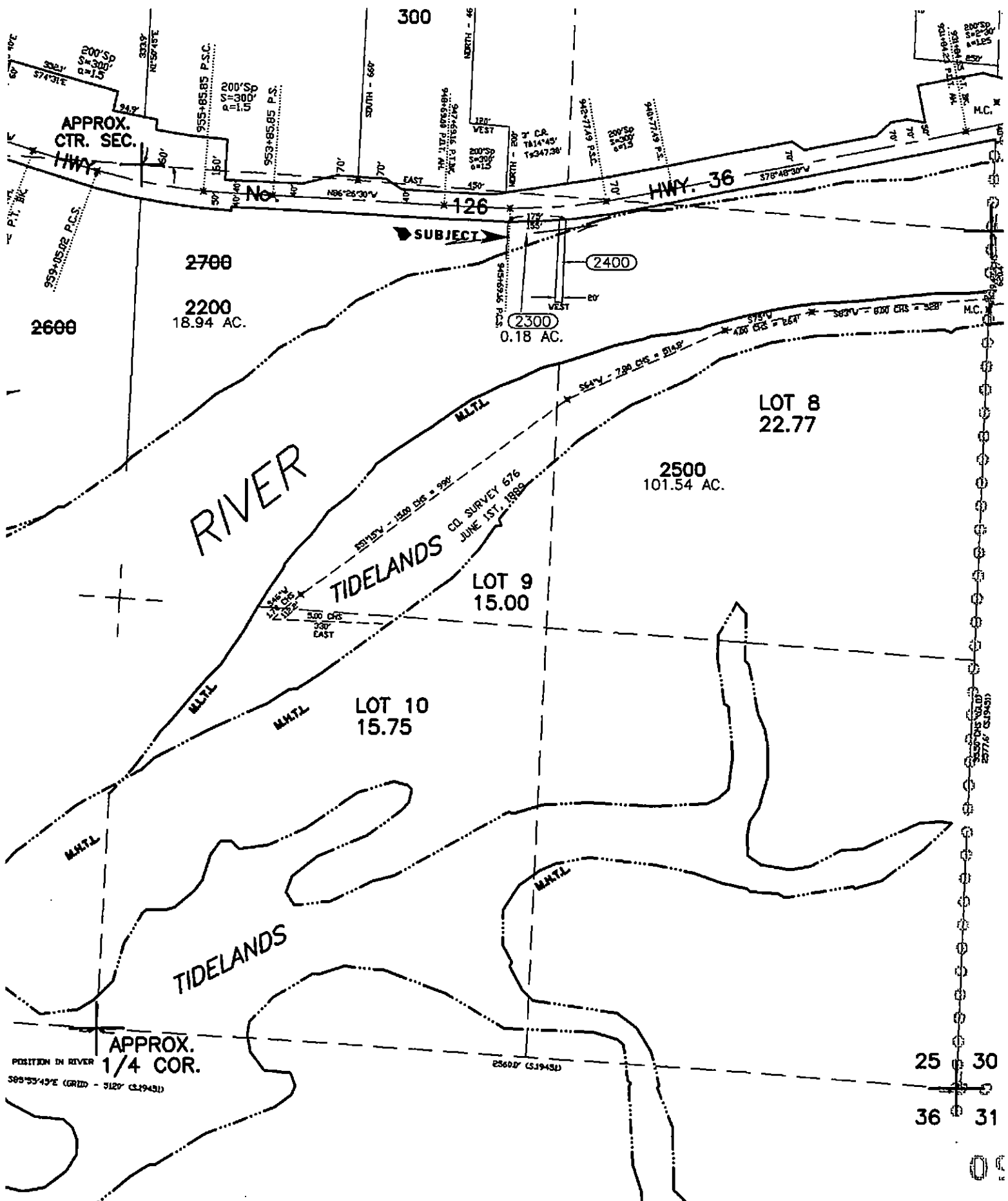
On _____, 2004 personally appeared _____

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

Notary Public for Oregon

My Commission Expires _____

After recording, return to/taxes to:
Marijo C. Nordahl
2011 18th St
Florence, OR 97439



300

APPROX. CTR. SEC. HWY.

HWY. 36

126

▶ SUBJECT ◀

2700

(2400)

2200
18.94 AC.

(2300)
0.18 AC.

2600

LOT 8
22.77

2500
101.54 AC.

RIVER

TIDELANDS

LOT 9
15.00

LOT 10
15.75

TIDELANDS

APPROX. 1/4 COR.

POSITION IN RIVER
589°55'45"E (GRID) - 5120' (S.19451)

25 30

36 31

SEE MAP 18 12 36