

W.F. 2

AGENDA COVER MEMORANDUM

Agenda Date: August 24, 2005

DATE: August 8, 2005
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 ALAN TURANSKI (MAP NO 17-03-26-21-6301, ADJACENT TO 392 T STREET, SPRINGFIELD)

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO ALAN TURANSKI (MAP NO 17-03-26-21-6301, ADJACENT TO 392 T STREET, SPRINGFIELD)
2. **ISSUE/PROBLEM:** Mr. Turanski has submitted an offer of \$250 for the subject property. The offer is being presented to the Board for consideration of acceptance.
3. **DISCUSSION:**

3.1 Background

The subject property was acquired through tax foreclosure in September, 2003. It is an 8' x 220' strip which adjoins Mr. Turanski's property (tax lot 6200). It has an assessed value of \$500. The parcel was offered at a Sheriff's sale on June 20, 2005 with a minimum bid of \$250 and did not receive any bids.

The subject parcel was part of Mr. Turanski's property at one time. The previous owner to Mr. Turanski did not include the legal description in the deed when Mr. Turanski purchased tax lot 6200.

Staff has spoken with the other adjoining property owner to the subject (tax lot 6300) who did not have any objections to the subject being sold to Mr. Turanski.

3.2 Analysis

The subject has minimal value and would be best used by an adjoining owner.

Pursuant to ORS 275.200, property that did not sell at a Sheriff's sale can be sold at private sale without further notice but for not less than 15% of its minimum bid at the Sheriff's sale. The \$250 offer meets the requirements of ORS 275.200.

3.3 Alternatives/Options

- A. The Board can accept the offer.
- B. The offer can be rejected with staff directed to continue negotiations.
- C. The property can be offered again at a future Sheriff's sale.

3.4 Recommendation

It is recommended that Mr. Turanski's 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 ALAN TURANSKI (MAP NO 17-03-26-21-6301, ADJACENT TO 392 T STREET, SPRINGFIELD)

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 convey the following real property which was acquired through tax foreclosure, to wit:

Beginning at a point which is 287 feet West of a point in the West line of Fifth Avenue in SEAVEY'S ADDITION, said point being 1630 feet North and 625.94 feet West of the Southeast corner of the Jacob Halstead and Wife DLC #47 in Section 26, Township 17 South, Range 3 West of the Willamette Meridian; running thence West 82 feet to THE TRUE POINT OF BEGINNING; thence West 8.00 feet; thence North 220.00 feet; thence East 8.00 feet; thence South 220.00 feet to the true point of beginning, all in Lane County Oregon (17-03-26-21-06301).

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 parcel was offered at a Sheriff's sale on June 20, 2005 with a minimum bid of \$250 and no bids were received for said parcel and it remained unsold at the close of said sale

IT IS HEREBY ORDERED that pursuant to ORS 275.200 and ORS 275.275, the parcel be sold to Alan Turanski for \$250, that the Quitclaim Deed be executed by the Board and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$200.00
General Fund	(124-5570260-436521)	50.00

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____.

Anna Morrison, Chair
Lane County Board of Commissioners

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO ALAN TURANSKI (MAP NO 17-03-26-21-6301, ADJACENT TO 392 T STREET, SPRINGFIELD)

APPROVED
8-13-05
Marc Haddock

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:

ALAN TURANSKI

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

Beginning at a point which is 287 feet West of a point in the West line of Fifth Avenue in SEAVEY'S ADDITION, said point being 1630 feet North and 625.94 feet West of the Southeast corner of the Jacob Halstead and Wife DLC #47 in Section 26, Township 17 South, Range 3 West of the Willamette Meridian; running thence West 82 feet to THE TRUE POINT OF BEGINNING; thence West 8.00 feet; thence North 220.00 feet; thence East 8.00 feet; thence South 220.00 feet to the true point of beginning, all in Lane County Oregon (17-03-26-21-06301).

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 \$250.00

LANE COUNTY BOARD OF COMMISSIONERS

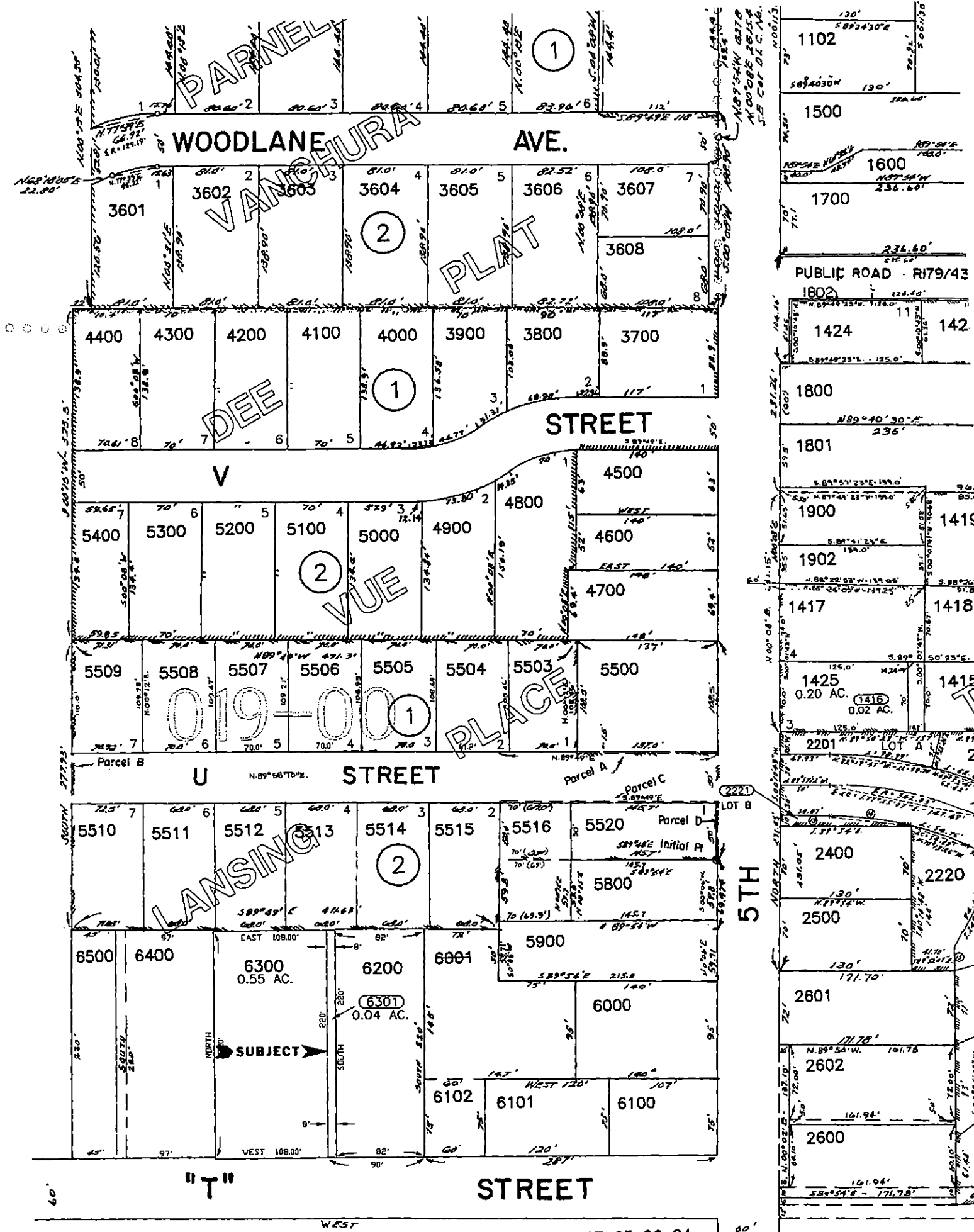
STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2005 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:
Alan Turanski
392 T Street
Springfield, OR 97477

Notary Public for Oregon
My Commission Expires _____



WOODLANE AVE.

DEE STREET

U STREET

LANSING STREET

5TH

"T"

WEST

SEE MAP 17 03 26 24

APPROXIMATE 1/16TH CORNER

PARNEL VANCHURA PLAT

DEE VUE PLAT

LANSING

019-000

PLAT

N 89° 54' W 237.8
N 100° 08' E 161.54
S 5° 00' E 116.16

2221 LOT B

1

2

1

2

1

2

T

60'

60'