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**AGENDA COVER MEMORANDUM**

**Agenda Date: June 1, 2005**

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**DATE:** May 18, 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 MARK KIMBALL MATHIS FOR \$3,000 (MAP # 21-35-16-12-01200, JUNCTION OF SANFORD ST. AND HIGH LEAH DRIVE, OAKRIDGE)

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1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MARK KIMBALL MATHIS FOR \$3,000 (MAP # 21-35-16-12-01200, JUNCTION OF SANFORD ST. AND HIGH LEAH DRIVE, OAKRIDGE)
2. **ISSUE/PROBLEM:** Mr. Kimball has submitted an offer of \$3,000 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 March, 1992. It is a 50' x 125' vacant lot located within the city limits of Oakridge. It has an assessed value of \$9,796. The parcel was offered at a Sheriff's sale on January 25, 1993 with a minimum bid of \$5,300 and did not receive any bids. The parcel will be difficult to develop as it sits on a steep hillside. Properties adjoining and across from the subject are not developed.

Mr. Mathis has secured a title report on the subject which indicated title to the property was clean.

3.2 Analysis

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 \$3,000 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 the offer of \$3,000 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 MARK KIMBALL MATHIS FOR \$3,000 (MAP # 21-35-16-12-01200, JUNCTION OF SANFORD ST. AND HIGH LEAH DRIVE, OAKRIDGE)

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:

*Lot 7, Block 22, FIRST ADDITION TO OAKRIDGE, as platted and recorded in Book 5, Page 3, Lane County Oregon Plat Records, Lane County, Oregon (21-35-16-12-01200)*

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 January 25, 1993 with a minimum bid of \$5,300 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 Mark Kimball Mathis for \$3,000 that the Quitclaim Deed be executed by the Board and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$2,772.00
General Fund	(124-5570260-436521)	228.00

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

~~DATED~~ THIS ~~AS TO FORM~~ day of \_\_\_\_\_, 20\_\_\_\_.

Date 5-19-05 lane county

  
OFFICE OF LEGAL COUNSEL

\_\_\_\_\_  
Anna Morrison, Chair  
Lane County Board of Commissioners

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MARK KIMBALL MATHIS FOR \$3,000 (MAP # 21-35-16-12-01200, JUNCTION OF SANFORD ST. AND HIGH LEAH DRIVE, OAKRIDGE)

**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:

**MARK KIMBALL MATHIS**

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

*Lot 7, Block 22, FIRST ADDITION TO OAKRIDGE, as platted and recorded in Book 5, Page 3, Lane County Oregon Plat Records, Lane County, Oregon (21-35-16-12-01200)*

**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 \$3,000.00

**LANE COUNTY BOARD OF COMMISSIONERS**

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

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

On \_\_\_\_\_, 2005 personally appeared \_\_\_\_\_

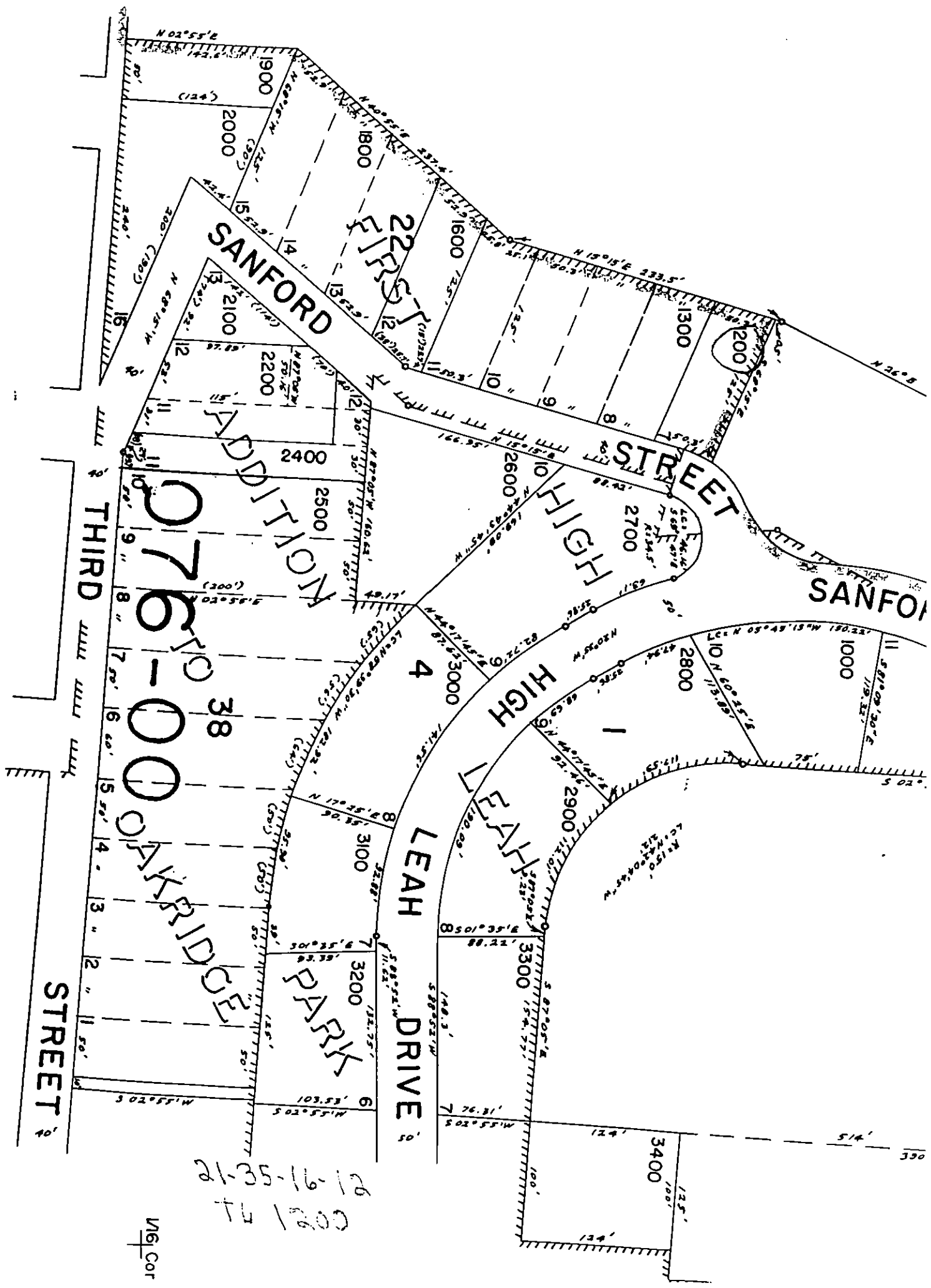
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

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

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

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

After recording, return to/taxes to:  
Mark K. Mathis  
375 E. 31<sup>st</sup> Ave.  
Eugene, OR 97405



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