

W. 9.0.2.

AGENDA COVER MEMORANDUM

Agenda Date: November 30, 2005

DATE: November 16, 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 FOR \$75,000 TO THE CENTER FAMILY TRUST (MAP # 18-12-27-21-10300, 1600-293 RHODODENDRON DRIVE, FLORENCE)

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY FOR \$75,000 TO THE CENTER FAMILY TRUST (MAP # 18-12-27-21-10300, 1600-293 RHODODENDRON DRIVE, FLORENCE)
2. **ISSUE/PROBLEM:** The Center Family Trust (Roger Center, Trustee) has submitted an offer of \$75,000 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 September, 2003. The property consists of a 728 sq. ft., single wide mobile home (1981) residing on a 65' x 120' lot in the Greentrees subdivision within the city limits of Florence. The mobile home is in fair condition. The property has an assessed value of \$72,000.

The subject property was offered at a Sheriff's sale in June, 2005 with a minimum bid of \$70,000. No bids were received.

The Property Management Division has contracted with Dale Saari, a real estate agent in Florence, to list the property (it was listed for \$75,000). Mr. Saari presented the offer from Mr. Center and would be paid a 5% commission (\$3,750) from the sale proceeds.

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 \$75,000 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 \$75,000 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 FOR \$75,000 TO THE CENTER
FAMILY TRUST (MAP # 18-12-27-21-10300,
1600-293 RHODODENDRON DRIVE,
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 convey the following real property which was acquired through tax foreclosure, to wit:

Lot 293, GREENTREES, as platted and recorded in Book 64, Page 21, Lane County Oregon Plat Records, Lane County, Oregon (map # 18-12-27-21-10300), including the manufactured dwelling residing on the property and identified as a 1981 Skyline, Serial No. 95021, Plate No. X165894, Assessor's Account No. 4140891

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 \$70,000 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 the Center Family Trust for \$75,000., that the Quitclaim Deed be executed by the Board and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$74,815.00
General Fund	(124-5570260-436521)	185.00

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 FOR \$75,000 TO THE CENTER FAMILY TRUST (MAP # 18-12-27-21-10300, 1600-293 RHODODENDRON DRIVE, FLORENCE)

APPROVED AS TO FORM

date 11/21/05 lane county
J. Zwick
OFFICE OF LEGAL COUNSEL

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:

CENTER FAMILY TRUST

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

Lot 293, GREENTREES, as platted and recorded in Book 64, Page 21, Lane County Oregon Plat Records, Lane County, Oregon (map # 18-12-27-21-10300).

This grant includes the manufactured dwelling residing on the herein conveyed property and identified as a 1981 Skyline, Serial No. 95021, Plate No. X165894, Assessor's Account No. 4140891

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 \$75,000.00

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2005 personally appeared _____,

_____, _____, _____, _____,

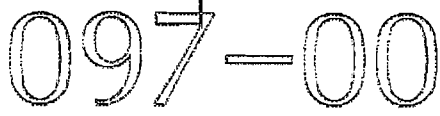
_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:

After recording, return to/taxes to:
Center Family Trust
05625 Nordahl Road
Florence, OR 97439

Notary Public for Oregon

My Commission Expires _____

DRIVE



SEE MAP 18 12 27 24