

W. 9.D.2

AGENDA COVER MEMORANDUM

Agenda Date: June 21 2006

DATE: June 5, 2006
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 TOM BRIDGES FOR \$3,000 (MAP # 21-35-16-12-02700, CORNER OF SANFORD AND HIGH LEAH DRIVE, OAKRIDGE)

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO TOM BRIDGES FOR \$3,000 (MAP # 21-35-16-12-02700, CORNER OF SANFORD AND HIGH LEAH DRIVE, OAKRIDGE)
2. **ISSUE/PROBLEM:** Mr. Bridges has submitted an offer of \$3,000 for the subject property. The offer is being presented for consideration of acceptance or rejection.
3. **DISCUSSION:**

3.1 Background

The subject property was acquired through tax foreclosure in March, 1992. The subject is a .49 acre lot, is within the city limits of Oakridge and is zoned low density residential. The subject has an assessed value of \$10,466. The subject was offered at a Sheriff's sale on January 25, 1993 with a minimum bid of \$5,500 and remained unsold at the close of the sale.

The topography of the subject is extremely steep making development with a dwelling unreasonable. The county also owns tax lots 2600 and 3000 – South and East of the subject which were acquired at the same time.

3.2 Analysis

As the property cannot be developed at this time it has minimal value. The subject has been in inventory for some time and Mr. Bridges' offer is reasonable given the inability to develop the property with a dwelling.

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 offer meets the requirements of ORS 275.200.

3.3 Alternatives/Options

- A. The Board can accept the \$3,000 offer.
- B. The offer can be rejected with direction to continue negotiations
- C. The offer can be rejected and the property again offered at a future Sheriff's sale.

3.4 Recommendation

It is recommended that Mr. Bridges' \$3,000 offer be accepted (option A).

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
TOM BRIDGES FOR \$3,000 (MAP # 21-35-16-12-
02700, CORNER OF SANFORD 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 sell the following real property which was acquired through tax foreclosure, to wit:

Lot 9, Block 4, HIGH LEAH PARK, as platted and recorded in Volume 20, Page 30, 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 parcel was offered at a Sheriff's sale on January 23, 1993 with minimum bid of \$5,500 and

WHEREAS 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 Tom Bridges for \$3,000, that the Quitclaim Deed be executed by the Board and that the proceeds be disbursed as follows:

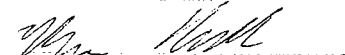
Foreclosure Fund	(228-5570270-446120)	\$2,930.00
General Fund	(124-5570260-436521)	70.00

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____.

APPROVED AS TO FORM

Date 6-12-06 Lane County


OFFICE OF LEGAL COUNSEL

Bill Dwyer, Chair, Board of County Commissioners

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO
TOM BRIDGES FOR \$3,000 (MAP # 21-35-16-12-02700, CORNER OF SANFORD 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:

TOM BRIDGES

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

Lot 9, Block 4, HIGH LEAH PARK, as platted and recorded in Volume 20, Page 30, Lane County Oregon Plat Records, Lane County, Oregon (21-35-16-12-02700)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT WILL/DOES 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 THE 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true and actual consideration for this transfer is \$3,000.00

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
COUNTY OF LANE) ss

On _____, 2006 personally appeared _____.

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

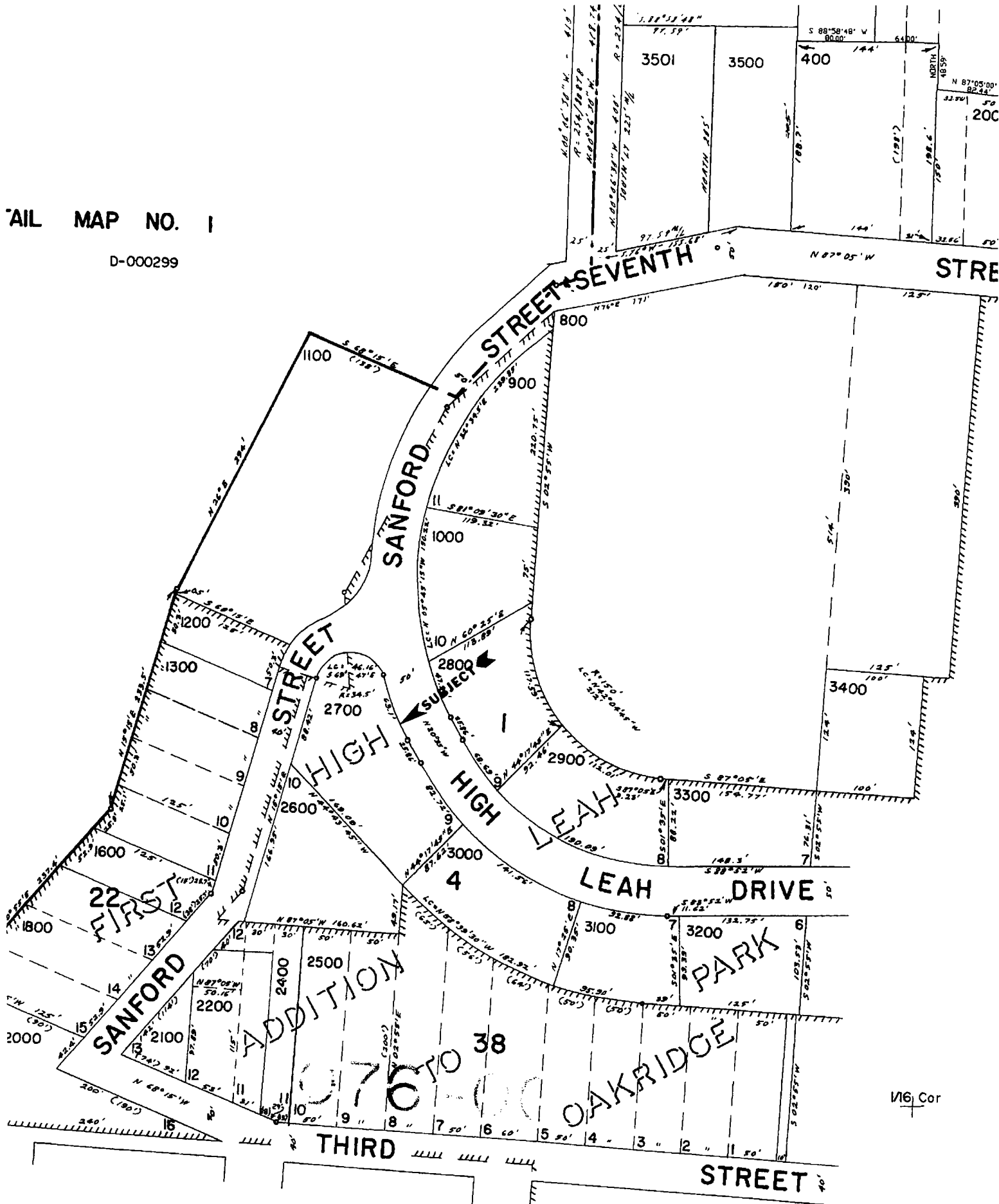
Notary Public for Oregon

My Commission Expires _____

After recording, return to/taxes to:
Tom Bridges
1515 Riverview St.
Eugene, OR 97403

AIR MAP NO. 1

D-000299



SEE MAP 21 35 16 13