

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 17-09-26-04

IN THE MATTER OF AUTHORIZING A SHERIFF'S SALE OF SURPLUS COUNTY OWNED REAL PROPERTY ON NOVEMBER 3, 2017 AND DELEGATING AUTHORITY TO THE PROPERTY MANAGEMENT OFFICER TO REMOVE ANY PARTICULAR PROPERTY FROM THE SALE IF DETERMINED TO BE IN THE COUNTY'S BEST INTEREST

WHEREAS this matter now coming before the Lane County Board of Commissioners and the Board deeming it in the best interest of Lane County to sell real property which was acquired through tax foreclosure and other means; and


WHEREAS sale of the property would benefit Lane County by its return to the tax roll; and

WHEREAS ORS 275.030, 275.110 - 275.160 and 275.190 dictate the procedures for a sale

NOW, THEREFORE, the Board of County Commissioners of Lane County ORDERS as follows:

1. Pursuant to ORS 275.030, 275.110 - 275.160 and 275.190 the Sheriff shall conduct a sale of surplus, County owned real property on November 3, 2017 at the hour of 11:00 AM at a location in the Public Service Building, that the properties to be offered and their minimum bids be established as set forth in attached Exhibit "A" and that other terms of the sale be established as set forth in attached Exhibit "B"
2. The Property Management Officer is authorized to remove any particular parcel from the sale if determined to be in the best interests of Lane County
3. That this Order be entered into the records of the Board of Commissioners of the County.

ADOPTED THIS 26th day of Sept., 2017



Pat Farr, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date _____

LANE COUNTY OFFICE OF LEGAL COUNSEL

Exhibit "A"

Nov. 3, 2017 Auction

Parcel #	MAP/TAX LOT #	MINIMUM BID	ASSESSOR'S REAL MARKET VALUE	SIZE/ ACREAGE	ZONING	PROPERTY DESCRIPTION
1	16-07-18-46-02000	\$1,500	\$28,470	0.12 acre	RR2	West of 92686 Triangle Lake Resort Rd., Blachly.
2	16-07-18-46-01400	\$500	\$500	0.02 acre	RR2	Small triangular parcel on Triangle Lake Resort Rd.
3	16-07-18-46-02500	\$2,000	\$43,095	0.18 acre	RR2	In front of 92646 Triangle Lake Resort Rd., Blachly. The road bisects the property.
4	17-01-29-10-00500	\$3,000	\$35,000	0.15 acre	RR2	In between 35810 & 38688 Camp Creek Rd., Springfield. Not a legal lot of record.
5	17-02-33-44-01428	\$30,000	\$37,827	54'x74'	LD	5660 Daisy St., Space 16. Lot in Mobile Home park. MH on property in extremely poor condition and will need to be removed/replaced.
	Parcels 6 & 7 will be	sold together				
6	17-03-22-20-02401	\$2,000	\$161,699	0.12 acre	CC	Access driveway located between 1090 & 1200 Gateway Lp. Springfield. Parcels are encumbered with documented access easements.
7	17-03-22-20-02407		\$65,289	0.07 acre		
8	17-03-27-42-02800	\$48,000	\$123,109	50'x150'	LD	560 Nighthawk Ln., Springfield. 840 square foot house on property in extremely poor condition.

9	17-03-33-11-01300	\$60,000	\$64,614	0.13 acre	LD	Lot inbetween 1769 & 1783 Brandy Way, Springfield.
10	17-04-20-14-22200	\$5,000	\$28,531	33'x93'	R-1	Lot inbetween 5309 & 5323Olympic Circle, Eugene.
11	17-04-23-44-02900	\$70,000	\$177,897	0.67 acre	R-1	694 Chestnut Dr., Eugene. Extensive fire damage to house. Lot may be dividable.
Parcels 12,13 &14 will be		sold together				
12	17-04-23-44-04300	\$75,000	\$500	0.13	R-1	Unimproved lots between Filbert Lane & NW Expressway south of Park Ave.
13	17-04-23-44-04400		\$500	0.13	R-1	
14	17-04-23-44-04500		\$500	0.13	R-1	
15	17-05-29-20-01500	\$6,000	\$97,620	0.33 acre	RR2	Inbetween 88675 & 88687 Lynette Ln., Veneta. Not a lot of record for placement of a dwelling.
16	17-06-29-40-01200	\$30,000	\$82,170	0.50 acre	RR5	Parcel along West side of Long Tom River West of 22856 Noti Loop, Veneta
17	18-02-05-24-08202	\$75,000	\$81,240	0.88	LD	Adjacent to, and North of 1082 Clearwater Ln., Springfield. Parcel encumbered with access and utility easement to adjoining parcel. Parcel within urban growth boundary of city.
18	18-03-08-42-00301	\$40,000	\$82,821	0.13 acre	R-1	Lot inbetween 3614 & 3640 Emerald St., Eugene. Portion of lot is subject to documented easements for a walkway and utilities.
19	18-03-03-20-01302	\$20,000	\$167,642	0.50 acre	C2	Approximately 40' wide strip beside and behind gas station at 3640 Glenwood Dr., Eugene. Subject to access easement for gas station along western portion of lot.

20	18-12-22-21-15500	\$45,000	\$52,452	0.16 acre	MH	652 Ibolt Court, Florence. Mobile home on property in poor condition.
21	19-03-15-14-01807	\$32,000	\$48,597	0.16 acre	RL	Platted lot in apartment subdivision. Development subject to CC&Rs of subdivision.
22	20-03-15-23-00402	\$50,000	\$123,506	0.40 acre	RR5	32856 I St., Cottage Grove (Saginaw). 864 sq. ft. house built 1936. House in poor condition..
23	21-35-16-14-07900	\$12,000	\$19,458	50'x114'	R1	Lot on Commercial St., Oakridge. W. of 76414 Cherry St. There is no longer a house on the property.
24	21-35-16-24-03300	\$25,000	\$166,568	100'x150'	R1	Lot on Southeast corner of E1st & Laurel St., Oakridge. No longer a house on property (formerly 48136 E. 1st).
25	21-35-16-44-02700	\$10,000	\$25,732	56'x90'	R1	Lot located one lot East of 48393 Roaring Rapids Way, Oakridge.
26	21-35-16-44-02800	\$10,000	\$25,732	54'x90'	R1	Lot adjoining and East of 48393 Roaring Rapids Way, Oakridge.

EXHIBIT "B"

NOTICE OF SALE OF SURPLUS LANE COUNTY-OWNED REAL PROPERTY

NOTICE IS HEREBY GIVEN in accordance with the provisions of ORS 275.110 and 275.120 and pursuant to an Order made on the 26th day of September, 2017, the Board of Commissioners of Lane County, Oregon, directed the sale of real property acquired by Lane County through foreclosure, purchase or otherwise. The Board of Commissioners fixed the minimum price for which each property will be sold, and directed the real properties be sold in accordance with the provisions of the Order on the 3rd day of November, 2017 at the hour of 11:00 a.m. in Harris Hall, located in the Lane County Courthouse/Public Service Building, 125 East Eighth Avenue, Eugene, Oregon. The parcels of real property described will be sold for not less than the minimum price set opposite each piece and/or parcel of real property. Terms of the sale are as follows:

Properties are sold on an **AS IS, WHERE IS, WITH ALL FAULTS** basis without warranty or guarantee, expressed or implied, as to the physical/environmental condition of the property, location of property boundaries, condition of title, whether lots were legally created according to Oregon Land Use law, existence of legal access or the ability to acquire permits for building, subsurface, sewerage or other development rights under Oregon Land Use law. Conveyance will be by **QUITCLAIM DEED**. Each parcel may be subject to claims or liens of a municipal corporation or other liens of record. Accordingly, each parcel should be thoroughly investigated by prospective bidders to judge the condition of the property, seeking professional help if necessary. The Board of Commissioners reserves the right to withdraw any of the properties from the sale at any time prior to, or at the time of, the sale. Also, the Board of Commissioners reserves the right to accept or reject any or all bids. All information is presumed from reliable sources. If an error is detected, the parcel may be removed at the time of the sale and offered again at a later date. Title insurance, if any, will be at the option and expense of the purchaser. This notice will be published once each week for four consecutive weeks prior to the date of sale in the Register-Guard, a newspaper of general circulation in Lane County.

ADDITIONAL TERMS

1. All parcels will be sold for cash only. No contract terms are offered.
2. A 25% deposit of the minimum bid amount is due at the time of the auction. Properties which sell above the minimum bid will still only require a 25% deposit of the minimum bid amount. Failure to remit the required deposit before the close of the auction will void your bid and the property will be re-offered for bid at the sale.
3. **PAYMENT MUST BE MADE WITH CASH, CASHIER'S CHECKS OR CERTIFIED BANK CHECK PAYABLE TO LANE COUNTY. NO PERSONAL CHECKS, BUSINESS CHECKS OR CREDIT/DEBIT CARDS WILL BE ACCEPTED.**
4. Any balance remaining after the sale is due and payable after bids are accepted by the Board of County Commissioners and the County is prepared to deliver the Quitclaim Deed (2-6 weeks from auction date).
5. **NO REFUNDS OF DEPOSITS WILL BE MADE IF THE BIDDER FAILS TO COMPLETE THE TRANSACTION** when the County is prepared to close. If a bid is not accepted by the County Commissioners or otherwise rejected by the County, deposits will be refunded.
6. All bidders will register prior to bidding.
7. All raises must be in increments of \$50 or more.

For questions or further assistance, contact Lane County Property Management Division at (541) 682-3859.

Information also available on the Web at

<http://www.lanecounty.org/cms/one.aspx?portalId=3585881&pageId=4185225>