

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 13-05-07-07

IN THE MATTER OF AUTHORIZING A
SHERIFF'S SALE OF SURPLUS COUNTY
OWNED REAL PROPERTY ON JUNE 6,
2013 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 that was acquired through tax foreclosure and other means and has been deemed surplus to the needs of Lane County; and

WHEREAS the real property is owned by Lane County and not in use for County purposes, and 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. That pursuant to ORS 275.030, 275.110 - 275.160 and 275.190 the Sheriff conduct a sale of surplus, County owned real property on September 24, 2013, at the hour of 10:00 AM at the Public Service Building, that the minimum bids for the property be established as set forth in attached Exhibit "A" and that other terms of the sale be established as set forth in attached Exhibits "B" and "C".
2. That 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 7th day of May, 2013


Sid Leiken, Chair
Lane County Board of Commissioners

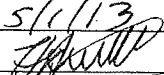
APPROVED AS TO FORM
Date 5/11/13

LANE COUNTY OFFICE OF LEGAL COUNSEL

EXHIBIT "A"

Sale List
June 6, 2013 Auction

Parcel #	MAP/TAX LOT #	MINIMUM BID	REAL MARKET VALUE	SIZE/ACREAGE	ZONING	PROPERTY DESCRIPTION
1	16-05-16-00-01400	\$500	\$502	0.17	RR5	Adjacent to 92790 Kinser Ln., Cheshire Not suitable for a dwelling.
2	17-02-33-41-03800	\$5,000	\$29,361	0.88	LD	Across from 309 56th St., Springfield. Abuts I-105. Power lines run across property.
3	17-03-25-43-02300	\$80,000	\$97,821	56' x 143'		1992 J St., Springfield. 838 sq. ft. house. 2 bedroom, 1 bath. Built 1950. Fair condition. Currently occupied with tenants
4	17-03-35-14-02100	\$35,000	\$94,036	60' x 120'		1033 F St., Springfield. 1180 sq. ft. house. 3 bedroom, 1 bath. Built 1942. Very poor condition
5	17-04-36-34-01000	\$70,000	\$125,890	50' x 160'		1761 W. 15th Ave., Eugene. 900 sq. ft. house built 1952. 2 bedroom, 1 bath. Fair condition. Currently occupied with tenants.
6	17-12-14-30-00400	\$15,000	\$107,033	2.86 acres	F2	E. of 5480 Herman Cape Road, Florence
7	18-02-05-21-01700	\$5,000	\$30,260	.21 acre	LD	Vacant lot adjacent to 4348 Forsythia, Springfield. Very steep.
8	18-03-06-41-07300	\$100,000	\$247,207	70' x 140'	R1	60 W. 25th Ave., Eugene. 1544 sq. ft. house built 1953 (968 sq. ft., 1st flr., 576 sq. ft. finished attic area,+ 544 sq. ft. unfinished bsmt.) Fair condition
9	18-12-11-00-02000	\$60,000	\$165,066	10 Acres	CLWP	Located on Taylor Rd, Florence (Taylor Rd is gated). Some

wetland issues. Location of public road to property not clear.

10	19-03-13-21-02601	\$1,000	\$10,018	0.04	GC	Adjacent to 290 Magnolia Dr., Creswell. Not suitable for a dwelling.
Parcels 11 & 12 Sold together						
11	19-03-23-00-00900	\$40,000	\$71,155	0.44	RR5	33802 & 33804 Market Rd., Creswell. Parcels improved with 2 homes
12	19-03-23-00-01100		\$71,911	0.5	RR5	1400 sq. ft. house on tax lot 900, built 1944. Poor condition. 675 sq. ft. house on tax lot 1100. Built 1942. Very poor condition. Condition of well and septic unknown.
13	19-12-02-20-02900	\$7,000	\$67,056	1 acre (145'x300')	RR2	Behind & W. of 85316 Armstrong Way, Florence (Glenada area) No documented legal access to property.
14	20-03-29-41-07300	\$1,700	\$501	30' x 100'	R1	Unimproved parcel between 329 & 341 North K, Cottage Grove
15	20-03-32-12-00400-601	\$58,000	\$74,250	.21 acre		520 S. R St., Cottage Grove. 953 sq. ft. condominium townhouse (land is commonly owned), 344 sq. ft. attached garage. Built 1981 2 bedroom, 1 bath.
16	20-04-24-00-00301	\$1,000	\$37,413	.31 acre	RR5	Triangular shaped parcel in front of 30670 Cottage Grove-Lorane Rd. No legal access. Not suitable for a dwelling.
17	21-35-17-23-01500	\$1,500	\$22,925	.29 acre	R1	Adjacent to 47524 Union St., Oakridge. Steep.

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 7th day of May, 2013, 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 said property shall be sold, and directed me, as Sheriff of Lane County, to sell said real property in accordance with the provisions of the Order on the 6th day of June, 2013 at the hour of 10:00 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. **All sales will be considered final and no refunds will be made.** 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 20% deposit of the bid amount is due at the auction. 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 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 (2-4 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. For parcels which sell above the minimum bid, a 25% deposit of the minimum bid will be due **at the time of sale** with the balance of the required 25% deposit due by 5:00 p.m. of the day of sale
7. All bidders shall register prior to bidding.

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/Departments/PW/Admin/Property/Pages/default.aspx>

Thomas M. Turner, Lane County Sheriff

EXHIBIT "C"

ADDITIONAL TERMS AND INFORMATION ABOUT THE SALE OF SURPLUS COUNTY-OWNED REAL PROPERTY

1. These parcels were acquired by foreclosure resulting from delinquency in payment of real property taxes, and other means of acquisition.
2. No survey has been or will be made by Lane County to establish property lines. Properties described may have portions dedicated to public bodies for use as roads, easements or other use. All bidders should inspect the sites to be aware of the conditions.
3. Certain parcels are small strips or irregular pieces which would be of no value to anyone except the owners of the adjacent property and are now being offered for sale as the law requires such sale to be public.
4. Oral bidding for each parcel will start at the minimum bid shown in the published notice. All raises must be in increments of \$50 or more.
5. A certificate of sale, subject to final approval of the Lane County Board of Commissioners, will be issued to the purchaser on the day of sale. A Quitclaim Deed will be processed after approval by the Board of Commissioners.
6. **CAUTION:** On occasion, some parcels have proven to be only errors in descriptions, gaps where surveys do not coincide or where only a partial interest may be held, and conflicts of ownership have thus arisen. **No warranty as to title is made.** Any interest that Lane County may have will be conveyed by Quitclaim Deed. It is strongly suggested that bidders secure title reports prior to the sale date for parcels they are interested in.
7. **CAUTION:** The properties may not be developable under Oregon Land Use Regulations. It is strongly advised that prospective bidders check with the jurisdiction(s) responsible for issuing development permits for the property they are interested in regarding allowable uses and development criteria.