

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Order Declaring Certain Tax Foreclosed Properties as Surplus, Authorizing the Sale of the Properties pursuant to ORS 271.330, and Ordering Distribution of Proceeds (Tax Lot No. R5626CD 01604 and Tax Lot No. R5626CD 01702)

BOARD ORDER 23-145

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON ("the Board") sat for the transaction of county business in formal session on April 13, 2023, commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

THE BOARD ADOPTS THE FOLLOWING FINDINGS:

WHEREAS, On October 7, 2004, the Circuit Court of the State of Oregon entered a General Judgment of Foreclosure for the Yamhill County (the "County") via Case No. CV040304 (the "Judgment"); and

WHEREAS, Pursuant to the Judgment, the County acquired certain foreclosed properties (hereinafter referred to as the "Properties") more particularly described as:

PROPERTY #1:

Account #507469

Tax Lot: R5626CD 01702

ALL THAT PORTION OF THE FOLLOWING LYING WESTERLY OF NORTH BRIDGE STREET IN THE CITY OF SHERIDAN, OREGON, YAMHILL COUNTY, STATE OF OREGON:

A TRACT OF LAND BEING A PART OF THE A.B. FAULKNER DONATION LAND CLAIM NO. 43, IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF HILL CREST ADDITION; THENCE NORTH 07° 00' 00" EAST, ALONG THE WEST LINE OF SAID HILL CREST ADDITION, 563.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85° 13' 22" WEST, 79.18 FEET; THEN NORTH 76° 22' 18" WEST, 59.82 FEET; THENCE SOUTH 70° 01' 34" WEST, 80.24 FEET; THENCE SOUTH 85° 45' 52" WEST, 226.89 FEET; THENCE NORTH 78° 38' 55" WEST, 62.50 FEET; THENCE SOUTH 84° 36' 50" WEST, 114.22 FEET; THENCE NORTH 04°

53' 36" WEST, 224 FEET; THENCE NORTH 84° 36' 50" EAST, 660 FEET, MORE OR LESS, TO THE WEST LINE OF HILL CREST ADDITION; THENCE SOUTH 07° 00' 00" WEST, 251.36 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHWEST CORNER OF LOT 34, BRIDGEWAY ESTATES PHASE 2, AS RECORDED IN VOLUME 12, PAGE 2, BOOK OF TOWN PLATS FOR YAMHILL COUNTY, OREGON; THENCE NORTH 04° 17' 34" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BRIDGEWAY ESTATES PHASE 2, A DISTANCE OF 22.78 FEET TO A POINT ON THE NORTH LINE OF PARTITION PLAT 94-60, AS RECORDED IN INSTRUMENT NO. 199418370, DEED RECORDS FOR YAMHILL COUNTY, OREGON; THENCE SOUTH 89° 58' 01" EAST, ALONG THE SAID NORTH LINE OF PARTITION PLAT 94.60, A DISTANCE OF 0.22 FEET TO THE NORTHEAST CORNER OF SAID PARTITION PLAT 94-60; THENCE SOUTH 04° 21' 17" EAST, ALONG THE SAID EAST LINE OF PARTITION PLAT 94-60, A DISTANCE OF 22.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 34; THENCE SOUTH 85° 13' 12" WEST, ALONG THE SAID NORTH LINE OF LOT 34, A DISTANCE OF 0.24 FEET TO THE POINT OF BEGINNING; ALL BEING IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON.

EXCEPTING THEREFROM BRIDGEWAY ESTATES, PHASE 2.

PROPERTY #2:

Account# 507466

Tax Lot: R5626CD 01604

ALL THAT PORTION OF THE FOLLOWING LYING EASTERLY OF NORTH BRIDGE STREET IN THE CITY OF SHERIDAN, OREGON, YAMHILL COUNTY, STATE OF OREGON:

A TRACT OF LAND BEING A PART OF THE A.B. FAULKNER DONATION LAND CLAIM NO. 43, IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF HILL CREST ADDITION; THENCE NORTH 07° 00' 00" EAST, ALONG THE WEST LINE OF SAID HILL CREST ADDITION, 563.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85° 13' 22" WEST, 79.18 FEET; THEN NORTH 76° 22' 18" WEST, 59.82 FEET; THENCE SOUTH 70° 01' 34" WEST, 80.24 FEET; THENCE SOUTH 85° 45' 52" WEST, 226.89 FEET; THENCE NORTH 78° 38' 55" WEST, 62.50 FEET; THENCE SOUTH 84° 36' 50" WEST, 114.22 FEET; THENCE NORTH 04° 53' 36" WEST, 224 FEET; THENCE NORTH 84° 36' 50" EAST, 660 FEET, MORE OR LESS, TO THE WEST LINE OF HILL CREST ADDITION;

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EXCEPTING THEREFROM BRIDGEWAY ESTATES, PHASE 2.

WHEREAS, On November 1, 2022, the Yamhill County Sheriff and the Office of County Counsel jointly conducted a public auction in accordance with ORS 275.090 to 275.290 and Board Order 22-304, including as amended, the Properties failed to sell; and

WHEREAS, ORS 271.330(1) authorizes the transfer of tax foreclosed real property to a governmental body if it is not needed for public use; and

WHEREAS, The City of Sheridan ("Sheridan") is a political subdivision of the State of Oregon; and

WHEREAS, The County published notice of its intent to transfer the Properties to Sheridan with the News Register on March 31, 2023 and April 7, 2023, as required under ORS 271.330(6) (see Exhibit 1, attached hereto); and

WHEREAS, It is in the County's best interest to interest to waive the public purpose reversionary interest as allowed under ORS 271.330(6) and sell the Property for \$5,000 because the properties are currently being used for city drainage; and now, therefore

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IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

1. DECLARATION OF SURPLUS PROPERTY.

The Properties are not in use for any County purpose and are hereby declared to be surplus.

2. AUTHORIZATION OF SALE; PURCHASE PRICE.

The sale of Tax Lot No. R5626CD 01604 and Tax Lot No. R5626CD 01702 to the City of Sheridan as authorized by ORS 271.330 is hereby confirmed for the purchase price of \$5,000.00, plus the costs to record.

3. APPROVAL OF QUITCLAIM DEED.

Conveyance of the Property shall be done via the Quitclaim Deed provided in Exhibit 2, attached hereto.

4. CONFIRMATION OF SUMS ALLOWED BY ORS 275.275(1).

➤ As permitted under ORS 275.275(1)(c), the following amount shall be deducted from the gross proceeds to reimburse the County for all the costs and expenses incurred by the County in the maintenance and supervision of such properties and in any suits by it to quiet title to property sold:

○ Advertisement costs:.....	\$ <u>152.⁷⁸</u>
○ Attorney/staff time fee:	\$ <u>200.00</u>
○ Deed preparation fee:	\$ <u>105.¹⁵</u>
TOTAL	\$ <u>457.⁹³</u>

5. DISTRIBUTION OF GROSS PURCHASE PRICE PROCEEDS.

The gross purchase price proceeds from the sale shall be distributed to as follows:

To County Counsel (10-25-351.01).....	\$ <u>305.¹⁵</u>
To unsegregated tax account.....	\$ <u>4,542.⁰⁷</u>

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DONE at McMinnville, Oregon on April 13, 2023.

ATTEST

YAMHILL COUNTY BOARD OF COMMISSIONERS



KERI HINTON
County Clerk

Chair LINDSAY BERSCHAUER

Commissioner KIT JOHNSTON

By:
Deputy CAROLINA ROOK

FORM APPROVED BY:

JODI GOLLEHON
Assistant County Counsel

Commissioner MARY STARRETT

Accepted by Yamhill County
Board of Commissioners on
4.13.23 by Board Order
B.O. 23-145

EXHIBIT 2 -- PUBLIC NOTICE REQUIRED BY ORS 271.330

PUBLIC NOTICE: Yamhill County intends to transfer certain tax-foreclosed real properties to the City of Sheridan pursuant to the provisions of ORS 271.330. The specific properties to be transferred are:

- 1) Tax Lot No. R5626CD 01604; Tax Account No. 507466
- 2) Tax Lot No. R5626CD 01702; Tax Account No. 507469

The County will hold a public hearing to hear objections to the transfer on April 13, 2023 at 10:00 AM in Room 32 of the Yamhill County Courthouse, 535 NE 5th Street, McMinnville, Oregon. Full legal descriptions of the properties are available by contacting the County Counsel's Office at (503) 434-7502.



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Regarding the real property:

(submitter must provide one of the following Real Property Identification numbers)

Tax lot #	Tax Account / Property Identification Number
R5626CD 01702 & R5626CD 01604	507469 & 507466

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor
Yamhill County

Grantee
City of Sheridan

Signed on (date)	and for consideration of
April 13, 2023	5,000.00 \$

Authorized Assessor's representative signature	Name	Date
<i>Eileen Slater</i>	Eileen Slater, Deputy Tax Collector	04/26/2023

NOTICE: The accuracy of information on this form that was not provided by the Assessor is not warranted by the Assessor's Office. Please be sure the information provided, regarding property for which the certificate is sought and the parties to the transaction, is correct.

After Recording Return to:

City Of Sheridan
Attn: Mayor
120 SW Mill St
Sheridan, OR 97378

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202303538

Send Tax Statements To:

City Of Sheridan
Attn: Mayor
120 SW Mill St
Sheridan, OR 97378



\$91.00

04/26/2023 09:38:15 AM

DMR-DDMR Cnt=1 Stn=1001 FELTYC
\$15.00 \$5.00 \$11.00 \$60.00

STATUTORY QUITCLAIM DEED

YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to the CITY OF SHERIDAN, a political subdivision of the State of Oregon, Grantee, all right, title, and interest in and to the following described real properties situated in Yamhill County, Oregon:

PROPERTY #1:

Account #507469

Tax Lot: R5626CD 01702

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