

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 Property as Surplus,
Authorizing the Sale of the Property by
Private Sale, and Ordering Distribution of
Proceeds (Tax Lot No. R5635AB 00801)

BOARD ORDER 23-216

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (“the Board”) sat for the transaction of county business in formal session on June 8, 2023, commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

THE BOARD ADOPTS THE FOLLOWING FINDINGS:

- A. ORS Chapter 275 governs the sale of surplus county real properties. ORS 275.225 authorizes a private sale of county surplus property under the following conditions:
 - a. The property has a real market value of less than \$15,000 on the tax assessment roll; and
 - b. The property is unsuited for the construction or placement of a dwelling thereon under current zoning ordinances and building codes of the county.
- B. On October 1, 2009, the Circuit Court of the State of Oregon entered a General Judgment of Foreclosure for the Yamhill County (the “County”) via Case No. CV090400 (the “Judgment”).
- C. Pursuant to the Judgment, the County acquired certain foreclosed property (hereinafter referred to as the “Property”) more particularly described as:

TAX LOT NO. R5635AB 00801 TAX ACCOUNT NO. 462733

THE NORTH ONE- HALF OF THE WEST 15 FEET OF EVEN WIDTH OF LOT 7,
BLOCK 35, FAULCONER'S FOURTH ADDITION TO THE CITY OF SHERIDAN
IN YAMHILL COUNTY, OREGON.
- D. On May 25, 2023, the County received a sealed bid from Christopher and Mackayla George (the “Purchasers”) to purchase the Property.
- E. The Property meets to provisions of ORS 275.225 because:
 - a. The assessed value is \$990.00; and
 - b. The Property is unsuitable for the construction or placement of structures thereon.

- F. That it is in the County's best interest to sell the Property for \$ 200.00 because the Property is non-buildable and located within the visible curtilage of the Purchasers' adjacent lot.

NOW, THEREFORE, IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

1. DECLARATION OF SURPLUS PROPERTY.

The Property is not in use for any County purpose and is hereby declared to be surplus.

2. AUTHORIZATION OF SALE; PURCHASE PRICE.

The sale of Tax Lot No. R5635AB 00801 to Christopher and Mackayla George as authorized by ORS 275.225 is hereby confirmed for the purchase price of \$ 200.00, 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:

○ Attorney/staff time fee:\$ 100.00

○ Deed preparation fee:\$ 100.00

TOTAL\$ 200.00

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).....\$ 200.00

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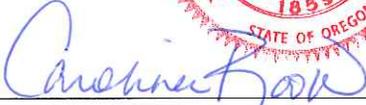
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DONE at McMinnville, Oregon on June 8, 2023.

ATTEST

KERI HINTON
County Clerk

By: 
Deputy CAROLINA ROOK



YAMHILL COUNTY BOARD OF
COMMISSIONERS


Chair LINDSAY BERSCHAUER


Commissioner KIT JOHNSTON

FORM APPROVED BY:



JODI GOLLEHON
Assistant County Counsel


Commissioner MARY STARRETT

After Recording Return to:
Saum Ritner, LLC
2991 Hidden Meadow Dr.
McMinnville, OR 97128

Send Tax Statements To:
Saum Ritner, LLC
2991 Hidden Meadow Dr.
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202305207



\$86.00

06/15/2023 01:47:42 PM

DMR-DDMR Cnt=1 Stn=3 SUTTONS
\$10.00 \$5.00 \$11.00 \$60.00

STATUTORY QUITCLAIM DEED

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

1. Tax Lot R5332BB 00100: SEE EXHIBIT A
2. Tax Lot R5332BB 00200: SEE EXHIBIT A

This conveyance is subject to any easements of record.

The true and actual consideration for this transfer is \$17,000.

This conveyance is made pursuant to an Order of the Yamhill County Board of Commissioners Order No. 23-215, dated the 8 day of June, 2023

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, YAMHILL COUNTY, OREGON, the Grantor above named, has caused this Deed to be executed by its Board of County Commissioners on this 9 day of June, 2023.

LINDSAY BERSCHAUER, Chairperson

KIT JOHNSTON, Commissioner

MARY STARRETT, Commissioner

State of Oregon)
) ss.
County of Yamhill)

This instrument was acknowledged before me on June 13, 2023, by Lindsay Berschauer, Mary Starrett, Kit Johnston as Commissioners of the Board of County Commissioners for Yamhill County.

Notary Public for Oregon
My Commission expires: January 12, 2027

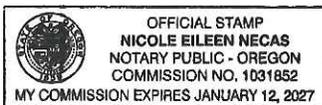


EXHIBIT A: LEGAL DESCRIPTIONS

Tax Lot: R5332BB 00100

Account #192311

BEGINNING 100 FEET WEST OF THE NORTHWEST CORNER OF THE ADAM MATHANEY AND WIFE DONATION LAND CLAIM IN TOWNSHIP 5 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, STATE OF OREGON; THENCE WEST ALONG THE SOUTH LINE OF THE JOHN KIRKWOOD DONATION LAND CLAIM TO A POINT IN THE CENTER OF THE LAFAYETTE AND SALEM COUNTY ROAD; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER OF THE SAID ROAD TO WHERE THIS ROAD INTERSECTS THE WHEATLAND ROAD; THENCE EASTERLY ALONG THE CENTER OF WHEATLAND ROAD TO A POINT 100 FEET WEST OF THE WEST LINE OF SAID ADAM MATHANEY DONATION LAND CLAIM; THENCE NORTH TO THE PLACE OF BEGINNING.

Tax Lot: R5332BB 00200

Account #192320

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, LYING BETWEEN BELLEVUE-HOPEWELL OREGON HIGHWAY 153 AND OLD WHEATLAND ROAD, BOUNDED ON THE EAST BY TRACT III DESCRIBED IN THE DEED TO D & E LAND HOLDINGS, LLC, RECORDED JUNE 6, 2013, WITH INSTRUMENT NUMBER 201313945, AND BOUNDED ON THE WEST BY THAT TRACT DESCRIBED IN THE TAX COLLECTOR'S DEED RECORDED JANUARY 22, 1996 WITH INSTRUMENT NUMBER 199601017, BOTH RECORDED IN THE YAMHILL COUNTY CLERK'S OFFICE.