

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 15-03-31-05

IN THE MATTER OF AUTHORIZING A SHERIFF'S SALE OF SURPLUS COUNTY OWNED REAL PROPERTY ON APRIL 30, 2015 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

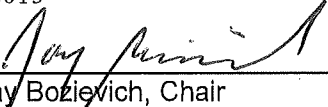
WHEREAS sale of the property would benefit Lane County by its return to the tax roll, and

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. 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 April 30, 2015 at the hour of 11:00 AM at a location in 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 Exhibit "B"
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 31st day of March, 2015



Jay Bozievich, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM
Date 3/15/15

LANE COUNTY OFFICE OF LEGAL COUNSEL

EXHIBIT "A"

Sale List 4/30/15 Auction

Parcel #	MAP/TAX LOT #	MINIMUM BID	ASSESSOR'S REAL MARKET VALUE	SIZE/ ACREAGE	ZONING	PROPERTY DESCRIPTION
1	16-04-27-00-03200	\$2,000	\$85,234	0.75 acre	RR5	Unimproved parcel adjacent to 91440 River Rd., Junction City. Not a legal lot of record. Not suitable for a dwelling.
2	16-04-30-00-00900	\$45,000	\$97,268	.90 Acre	E-40	28844 Meadowiew Rd., Junction City. 1992 27'x66' Manufactured Dwelling on property in poor condition. Replacement rights for a new dwelling have been secured.
3	16-04-35-30-11200	\$600	\$8,351	1.48 Acres	R-1	Located West of homes on Altura St. between Willow Spring Dr. & Stonehaven St., Eugene. Property is designated for use as a drainage easement in the subdivision plat.
4	17-02-30-34-03400	\$18,000	\$74,262	80'x121'	LMI	1419 N. 31st, Springfield. 1,024 sq. ft. house in poor condition.
5	17-03-28-11-02300	\$3,000	\$84,195	2.23 Acres	LD	Located between I-5 & Kenray Lp., & S. of Harlow Rd., Sprnfl. Has deed restriction limiting use for park & recreation purposes. Has power line & other easements on property.
6	17-02-34-34-01006	\$25,000	\$48,290	75'x98'	MD	E. of 6265 Aster St., Springfield. Vacant lot. Property zoned for medium density residential use.

7	17-03-33-32-07300	\$4,000	\$500	23' x 35'	R-3	Behind 1531 Mill St., Eugene. Parcel has a 3' wide access easement from Mill St.
8	17-03-35-41-04300	\$48,000	\$98,273	47' x 202'	CC	Vacant lot inbetween 1124 & 1152 Main St., Springfield. Zoned Community Commercial
9	17-04-10-14-01102	\$100,000	\$195,614	0.27 Acre	R1	2979 Maranta St., Eugene. 1370 sq. ft. house built 1965. Fair condition.
10	17-04-14-43-10000	\$35,000	\$52,893	90'x52'	R-1	Vacant, unimproved lot at the SE corner of Howard Ave. and Escalante St., Eugene (River Road area).
11	17-04-22-41-02000	\$15,000	\$89,373	50'x125'	R-1	3645 Concord, Eugene. House in very poor condition.
	Parcels 12-19 Will be	sold	together			
12	17-04-24-22-09300	\$135,000	\$47,198	.09 acre	GO	Lots in the Stevi Shay Cottages subdivision on Stevi Shay Ln. at the SW corner of River Rd. & Horn Ln., Eugene.
13	17-04-24-22-09400		\$37,619	.06 acre	GO	
14	17-04-24-22-09500		\$40,270	.07 acre	GO	
15	17-04-24-22-11500		\$40,129	.07 acre	GO	
16	17-04-24-22-11600		\$45,506	.08 acre	GO	
17	17-04-24-22-11700		\$44,002	.07 acre	GO	
18	17-04-24-22-11800		\$46,396	.07 acre	GO	
19	17-04-24-22-11900		\$46,396	.08 acre	GO	
20	17-06-06-00-1602	\$25,000	\$107,261	0.74 Acre	RR10	22055 Fisk Rd., Noti. 18'X20' cabin - very poor condition. No water, plumbing or septic. Accessory building also on property.
21	17-06-06-00-3402	\$75,000	\$127,314	2.17 Acres	RR10	90868 Poodle Creek Rd., Noti. MH on property in very poor condition. Status of well & septic unknown. Accessory building in fair condition.
22	18-03-09-24-00110	\$65,000	\$130,061	.48 acre	R-1	Vacant, unimproved lot at the end of Spring Terrace Dr past 2135, Eugene
23	18-03-09-24-00111	\$65,000	\$131,891	.51 acre	R-1	Vacant, unimproved lot at the end of Spring Terrace Dr past 2135, Eugene

24	18-03-18-44-03100	\$160,000	\$301,781	90'x105'	R-1	5310 Saratoga St., Eugene. 2,304 sq.ft. house built 1966.2 levels House has been unoccupied at least 5 years.
25	18-05-08-00-00301	\$80,000	\$145,476	3.48 Acres	RR10	Adjacent to 26094 Fleck Rd., Veneta. House & MH no longer on property. Condition of well & septic system unknown.
26	18-12-11-00-02000	\$50,000	\$154,242	10 Acres	CLWP	Located on Taylor Rd, Florence (Taylor Rd is gated). Some wetland issues. Location of public road to property not clear.
27	19-03-15-40-1700	\$1,000	\$79,359	.78 Acre	RL	NE corner of Butte Rd. & Ruby Clair Dr., Creswell. Property has been identified as jurisdictional wetlands.
28	19-03-17-00-00901	\$15,000	\$105,300	5 Acres	F2	N. or 32045 Deberry Rd., Creswell. Power lines run through property. Property does not have documented legal access.
29	19-12-02-20-02900	\$6,000	\$63,703	1 acre	RR2	Behind & W. of 85316 Armstrong Way, Florence (Glenada area) No documented legal access to property.
30	19-12-02-42-01700	\$1,500	\$23,781	50' x 135'	F2	Unimproved lot located in the Glenada area S. of Florence. No improved access to lots.
	Parcels 31 & 32 will be	sold	together			
31	19-12-02-41-03100	\$1,500	\$4,756	25' x 100'	F2	Unimproved lots located in the Glenada area S. of Florence. No improved access to lot.
32	19-12-02-41-03200		\$4,756	25' x 100'		
33	19-12-11-40-00104	\$4,000	\$19,060	0.35 Acre	R	Unimproved lot in Dunes City. No services to lot.
34	19-12-10-00-01000	\$5,000	\$15,208	1 Acre	F2	Unimproved. Parcel has frontage on Cleawox Lake south of Florence. No road access. Parcel bordered by Forsest Service property
35	20-03-28-20-02800	\$15,000	\$26,504	64' x 109'	R1	Unimproved lot adjacent to 345 Kalapuaia Way, Cottage Grove
36	20-03-29-41-07300	\$1,700	\$501	30' x 100'	R1	Unimproved parcel between 329 & 341 North K, Cottage Grove
37	21-03-05-22-05100	\$40,000	\$61,086	1 Acre	RR1	Unimproved lot adjacent to & east of 209 Waukeena Way, Cottage Grove.

38	21-35-16-00-01000	\$10,000	\$28,939	0.19 acre	R1	Vacant lot off of Coho Ln., Oakridge.
39	21-35-16-00-01100	\$10,000	\$29,800	0.23 acre	R1	Vacant lot off of Coho Ln., Oakridge.
40	21-35-16-00-01200	\$10,000	\$29,825	0.24 acre	R1	Vacant lot off of Coho Ln., Oakridge.
41	21-35-16-44-01600	\$10,000	\$27,753	0.15 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
42	21-35-16-44-02000	\$10,000	\$27,526	0.12 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
43	21-35-16-44-02200	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
44	21-35-16-44-02300	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
45	21-35-16-44-02500	\$10,000	\$26,939	0.12 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
46	21-35-16-44-02600	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
47	21-35-16-44-03100	\$10,000	\$27,526	0.12 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
48	21-35-16-44-03200	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
49	21-35-16-44-03300	\$10,000	\$29,932	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
50	21-35-16-44-03600	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
51	21-35-16-44-03700	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
52	21-35-16-44-03800	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
53	21-35-16-44-03900	\$10,000	\$27,857	0.13 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
54	21-35-16-44-04000	\$10,000	\$27,120	0.12 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
55	21-35-16-44-04100	\$10,000	\$27,753	0.15 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
56	21-35-16-44-04200	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
57	21-35-16-44-04300	\$10,000	\$26,939	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
58	21-35-16-44-04500	\$10,000	\$20,801	0.11 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
59	21-35-16-44-04700	\$10,000	\$30,952	0.13 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
60	21-35-16-44-04800	\$10,000	\$27,857	0.13 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
61	21-35-16-44-04900	\$10,000	\$27,857	0.13 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
62	21-35-16-44-05000	\$10,000	\$27,526	0.13 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
63	21-35-16-44-05200	\$10,000	\$27,857	0.14 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
64	21-35-16-44-05400	\$10,000	\$27,526	0.12 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
65	21-35-16-44-05500	\$10,000	\$27,857	0.12 acre	R1	Vacant lot on Roaring Rapids Way, Oakridge
66	21-35-16-44-05700	\$8,000	\$201,200	7.90 acres	R1	Unimproved. Designated as Tract "B" in plat. May not be able to develop further.
67	21-35-18-14-00900	\$8,000	\$39,869	100'x160'		76433 Thatcher Ln., Oakridge. Extensive fire damage to house - will need to be demolished.

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 31st day of March, 2015, 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 me, as Sheriff of Lane County, to sell the real property in accordance with the provisions of the Order on the 30th day of April, 2015 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 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 20% deposit of the minimum bid will be due **at the time of sale** with the balance of the required 20% deposit due by 5:00 p.m. of the day of sale
7. All bidders will register prior to bidding.
8. 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/Departments/PW/Admin/Property/Pages/default.aspx>

Thomas M. Turner, Lane County Sheriff