

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 16-08-23-02

IN THE MATTER OF AUTHORIZING A SHERIFF'S SALE OF SURPLUS COUNTY OWNED REAL PROPERTY ON OCTOBER 13, 2016 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 October 13, 2016 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. 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 23rd day of August, 2016

  
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Faye Stewart, Chair  
Lane County Board of Commissioners

APPROVED AS TO FORM  
Date 8/20/16

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**EXHIBIT "A"**

Sale List  
10/13/16 Auction

Parcel #	MAP/TAX LOT #	MINIMUM BID	ASSESSOR'S REAL MARKET VALUE	SIZE/ ACREAGE	ZONING	PROPERTY DESCRIPTION
1	16-07-18-46-02000	\$4,500	\$26,910	0.12 acre	RR2	West of 92686 Triangle Lake Resort Rd., Blachly.
2	16-07-18-46-02500	\$4,000	\$41,010	0.25 Acre	RR2	In front of 92646 Triangle Lake Resort Rd., Blachly. The road bisects the property.
3	17-02-31-24-01201	\$85,000	\$109,471	60'x90'	S	3364 E. St., Springfield. 962 sq. ft. house.
4	17-02-34-34-01006	\$20,000	\$48,290	75'x98'	MD	E. of 6265 Aster St., Springfield. Vacant lot. Property zoned for medium density residential use.
5	17-03-35-41-04300	\$60,000	\$78,402	48'x202'	CC	Vacant lot in-between 1124 & 1152 Main St., Springfield. Zoned Community Commercial
6	17-04-04-00-02805	\$5,000	\$20,553	0.41 Acre	I-2	19 ft. x 1,334 ft. strip running west from Prairie Rd. South of 90492 Link Rd., Eugene
7	<b>Parcels 7,8&amp;9 will be</b> 17-04-23-44-04300	<b>sold together</b> \$80,000	\$500	0.13	R-1	Unimproved lots between Filbert Lane & NW Expressway

8	17-04-23-44-04400		\$500	0.13	R-1	south of Park Ave.
9	17-04-23-44-04500		\$500	0.13	R-1	
	<b>Parcels 10-14 will be</b>	<b>sold</b>				
		<b>together</b>				
10	17-04-28-10-00400	\$340,000	\$0	3.47 acres	R-1	N. Danebo across from Royal West Shopping Center
11	17-04-28-12-02100		\$0	0.25 acres	R-1	Only northern portion of TL 400 will be sold with other 4 lots.
12	17-04-28-12-02200		\$0	0.07 acres	R-1	The portion of TL 400 will be sold together.
13	17-04-28-12-02300		\$0	0.07 acres	R-1	Unimproved.
14	17-04-28-12-02400		\$0	0.14 acres	R-1	
15	17-04-26-11-01500	\$50,000	\$91,334	55'x73'	R-3	2399 Haig St., Eugene. 775 sq. ft. house.
16	17-04-30-00-00502	\$80,000	\$193,871	5.5 Acres	RR5	Behind 28760 Royal Ave., Eugene. No documented legal access to property.
17	17-05-29-20-01500	\$6,000	\$97,620	0.33 acre	RR2	In-between 88675 & 88687 Lynette Ln., Veneta. Not a lot of record for placement of a dwelling.
18	18-02-02-26-02400	\$45,000	\$54,001	84'x90'	LD	Lot W. of and adjacent to 1220 S 69th Pl., Springfield.
19	18-03-08-22-09902	\$37,000	\$115,232	52'x138'	R1	661 E. 32nd Ave., Eugene. 987 sq. ft. house built 1945. Very poor condition.
20	18-03-09-24-00110	\$48,000	\$130,061	.48 acre	R-1	Vacant, unimproved lot at the end of Spring Terrace Dr. past 2135, Eugene
21	18-03-09-24-00111	\$48,000	\$131,891	.51 acre	R-1	Vacant, unimproved lot at the end of Spring Terrace Dr. past 2135, Eugene

	<b>Parcels22&amp;23 will be</b>	<b>sold together</b>				
22	18-10-02-43-01100	\$45,000	\$54,545	48'x65'	RR1	87846 River View Ave., Mapleton. 728 sq. ft. house built 1925.
23	18-10-02-43-01200		\$19,967	60'x63'		
24	18-11-30-20-01000	\$5,000	\$37,574	0.32 acre	RR5	3 lots W. of 06475 Hwy. 126 Florence. Very steep.
25	18-11-30-20-03400	\$500	\$499	0.09 acre	RR5	4 lots E. of 6277 Hwy. 126, Florence
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	20-03-28-20-02800	\$15,000	\$26,504	64' x 109'	R1	Unimproved lot adjacent to 345 Kalapuia Way, Cottage Grove
28	20-03-32-00-00602	\$100,000	\$58,934	1.3 acres	R-1	Across the street from Cottage Grove High School Unimproved
29	20-03-33-41-02000	\$40,000	\$91,647	75'x109'	S	1605 E. Taylor Ave., Cottage Grove. 1104 sq. ft. house built 1952
30	21-03-05-22-05100	\$5,000	\$61,086	1 Acre	RR1	Unimproved lot adjacent to & east of 209 Waukeena Way, Cottage Grove. Homeowners Assoc. agreement prohibits connection to community well. CC&Rs prohibit development of an on site water well for domestic water supply.
31	21-35-16-14-07900	\$15,000	\$19,458	50'x114'	R1	Lot on Commercial St., Oakridge. W. of 76414 Cherry St. There is no longer a house on the property.
32	21-35-16-44-03000	\$6,000	\$25,471	60'x90'	R1	Vacant lot W. of & adjacent to 48393 Roaring Rapids Way, Oakridge
33	16-02-24-11-01300	\$500	\$501	0.13	RR2	Private road known as Railroad Lane. Access easements will be reserved for adjoining owners.

## 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 23<sup>rd</sup> day of August, 2016, 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 13th day of October, 2016 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 (2-4 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. 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/Departments/PW/Admin/Property/Pages/default.aspx>