

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 18-08-21-07

IN THE MATTER OF AUTHORIZING A SHERIFF'S SALE OF SURPLUS COUNTY OWNED REAL PROPERTY ON SEPTEMBER 17, 2018 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. Pursuant to ORS 275.030, 275.110 - 275.160 and 275.190 the Sheriff shall conduct a sale of surplus, County owned real property on September 17, 2018 at the hour of 10:00 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. 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 21st day of August, 2018



Jay Bozievich, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date

8/21/18
LANE COUNTY OFFICE OF LEGAL COUNSEL

2018 Auction

Parcel #	MAP/TAX LOT #	MINIMUM BID	ASSESSOR'S REAL MARKET VALUE	SIZE/ ACREAGE	ZONING	PROPERTY DESCRIPTION
1	16-05-35-34-00800	\$1,000	\$500	25'x95'	RR1	Unimproved lot adjacent and East of 27485 Junction City (Alvadore)
2	16-07-18-46-02600	\$10,000	\$59,187	0.67 Acre	RR2	Unimproved lot adjacent and South of Lakeview Market, 19385 Hwy. 36, Blachly
3	16-55-23-10-02300	\$3,000	\$49,153	0.22 Acre	RR2	Inbetween 91522 Horse Creek Rd. & Sullivan Rd. McKenzie Bridge
4	17-02-21-00-00122	\$10,000	\$123,677	2.11 Acre	RR5	Unimproved lot on Camp Creek Rd. East of 36040. May have wetland issues for development.
5	17-02-34-12-00905	\$100,000	\$214,332	0.24 Acre	LD	772 66th St., Springfield. 1,246 sq. ft. house on property built in 1975.
6	17-03-36-32-03100	\$175,000	\$181,034	0.28 Acre	CC	1436 Main St., Springfield. Laura & Daisy's Bakery operating a retail bakery on a month to month lease with the County. Buyer to give 60 day notice if requiring them to vacate.
7	17-04-16-43-05600	\$85,000	\$177,931	0.16 Acre	R-1	2130 Primrose St., Eugene. 1008 sq. ft. house on property in poor condition.

	Parcels 8, 9 & 10 will be	sold	together			
8	17-04-26-21-01400	\$875,000	\$588,224	0.67 Acre	C-2	525 & 501 Hwy. 99N, Eugene. Tax lot 01400 (525) improved with a 1,984 sq. ft. office building that is vacant. Tax lot 01700 (501) is improved with a 7,840 sq. ft. warehouse. Tax lot 01700 is occupied by Active Transfer on a month to month lease. Buyer to give 60 day notice if requiring them to vacate. Active Transfer also occupies tax lot 1600.
9	17-04-26-21-01600		\$173,817	0.29 Acre	C-2	
10	17-04-26-21-01700		\$241,211	0.47 Acre	C-2	
11	17-10-34-00-02001	\$10,000	\$101,177	0.59 Acre	RR1	Located behind 11205 Hwy. 36, Mapleton. Access is through easement over 11205 Hwy. 36 (tax lot 02000). No known well or septic system on property. Property will require cleanup of debris.
12	17-12-35-23-01200	\$25,000	\$32,424	0.27 Acre	RR1	5398 Sand Dune Park Dr., Florence. Mobile home on property in
	Parcels 13 & 14 will be	sold	together			
13	18-02-04-11-00122	\$35,000	\$54,037	0.18 Acre	MDR	Unimproved lots located at Forsythia and 58th St., Springfield. Zoned multi-family residential.
14	18-02-04-11-00123		\$15,264			
15	18-02-04-21-02100	\$55,000	\$81,718	60'x115'	LD	5204 Forsythia Dr., Springfield. Mobile Home on property is 1972 Barrington, 14'x60'. Land and mobile home are being sold.
16	18-04-14-12-00101	\$1,000	\$500	0.20 Acre	RR5	Strip inbetween 30745 Blanton Rd. & 86541 Lorane Hwy.
17	18-10-08-30-01101	\$5,000	\$52,075	1.48 Acre	RR5	Across road from 9535 & 9539 Bernhardt Creek Rd., Mapleton. Very steep.

	Parcels 18 & 19 will be	sold	together			
18	18-11-11-30-04100	\$2,000	\$501	0.16 Acre	RR5	Unimproved lots west of 8318 Hwy. 126, Florence. River frontage.
19	18-11-11-30-04200		\$501	0.11 Acre	RR5	
20	18-11-30-20-08800	\$500	\$3,504	0.02 Acre	RC	West of 6370 Hwy. 126 Florence. Portion in river.
21	18-12-23-31-16400	\$30,000	\$34,492	0.10 Acre	CV	Lot at 57 Outer Dr. in Coast Village, Florence. Camper not included in sale. Buyer will need to go through legal process to remove camper. ..
22	19-03-15-14-01807	\$30,000	\$48,597	0.16 acre	RL	Platted lot in apartment subdivision on N. 10th, Creswell. Development subject to CC&Rs of subdivison.
	Parcels 23 & 24 will be	sold	together			
23	19-12-02-42-00800	\$2,000	\$9,644	0.09 Acre	F2	Unimproved lots in Glenada
24	19-12-02-42-01200		\$9,645	0.09 Acre		
	Parcels 25 & 26 will be	sold	together			
25	21-35-16-31-01400	\$75,000	\$23,018	0.20 Acre	R1	House at 48073 Singletary Dr., Oakridge
26	21-35-16-31-01500		\$140,274	0.26 Acre	R1	
	Parcels 27 & 28 will be	sold	together			
27	21-35-17-23-01401	\$20,000	\$40,440	0.25 Acre	R1	47524 Union St., Oakridge. No dwelling or mobile home on property.
28	21-35-17-23-01500		\$21,084	0.29 Acre	R1	Improved with car port. Tax lots 1401 and 1500 have been combined into one tax lot and tax account.

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 21st day of August 2018, 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 17th day of September 2017 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. 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 minimum bid amount is due at the time of the auction. Properties which sell above the minimum bid will still only require a 20% 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 within 14 days after bids are accepted by the Board of County Commissioners and the County is prepared to deliver the Quitclaim Deed (2-6 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 <https://lanecounty.org/propertymanagement>