

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 21-04-27-02

IN THE MATTER OF AUTHORIZING A SHERIFF'S SALE OF SURPLUS COUNTY OWNED REAL PROPERTY ON JUNE 9, 2021 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 June 9, 2021 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

**ADOPTED THIS** 27th day of April, 2021

  
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Joe Berney, Chair  
Lane County Board of Commissioners

## EXHIBIT "A"

June 9, 2021 Auction

Parcel #	MAP/TAX LOT #	MINIMUM BID	ASSESSOR'S REAL MARKET VALUE	SIZE/ACREAGE	ZONING	PROPERTY DESCRIPTION
1	<a href="#">16-06-26-00-01300</a>	\$100,000	\$293,598	2.15 Acre	RR5	24800 Hwy. 38, Cheshire. House in poor condition.
2	<a href="#">17-03-20-24-03800</a>	\$7,000	\$105,558	0.23 Acre	R-1	Lot inbetween 2275 & 2277 Cal Young Rd., Eugene. Lot cannot be developed with a dwelling as it is not a legally created unit of land per land use regulations.
3	<a href="#">17-04-09-11-00500</a>	\$165,000	\$293,857	1.5 Acre	I-2	29282 Kelso St., Eugene. Property zoned for Industrial use. Environmental cleanup has been completed by the Dept. of Environmental Quality which has issued a No Further Action Letter. Mobile Home on property is not owned by Lane County.
4	<a href="#">17-04-28-23-11700</a>	\$30,000	\$159,819	60'x120'	RR1	4997 Morely Ln., Eugene. 1988 double wide mobile home in poor condition. Dwelling was designated as uninhabitable by City of Eugene.
5	<a href="#">17-12-26-42-06400</a>	\$5,000	\$31,465	0.31 Acre	RR1	Lot East of 89399 North Ln., Florence. Lot may not meet requirements for approval of a septic system.
6	<a href="#">17-12-26-42-07100</a>	\$5,000	\$30,520	0.25 Acre	RR1	Lot across from 89328 North Ln., Florence. Lot may not meet requirements for approval of a septic system.
7	<a href="#">18-03-06-34-12400</a>	\$20,000	\$149,644	0.10 Acre	R-1	570 Lome Hwy., Eugene. 1,000 sq. ft. shop/warehouse on property built in 1948, in poor condition.
8	<a href="#">18-12-14-40-01400</a>	\$40,000	\$49,197	0.78 Acre	RA	Lot South of 5600 & 5605 Munsel Lane, Florence.
9	<a href="#">18-12-24-23-08000</a>	\$3,000	\$13,064	0.31 Acre	RR	North of 3654 Ocean View Dr., Florence. Lot not developable with a dwelling per City code.
10	<a href="#">17-04-28-10-00400</a>	\$10,000	\$322,535	12.47 Acre	NR	Adjacent to N. Danebo, Roosevelt Blvd., & Beltline Rd., Eugene. Zoned Natural Resource with Wetland Protection & Wetland Buffer overlays.

## 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 27<sup>th</sup> day of April, 2021 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 9<sup>th</sup> day of June, 2021 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. Registration can be done on-line at [lanecounty.org/propertymanagement](https://lanecounty.org/propertymanagement).
7. All raises must be in increments of \$50 or more.
8. Attendance may be limited to conform to Covid-19 protocols.

**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>**