

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-11-07-05

ORDER / IN THE MATTER OF
AUTHORIZING A SALE OF COUNTY
OWNED TAX FORECLOSED REAL
PROPERTY FOR \$497 TO LUCAS
SWEARENGIN, MAP NO. 21-03-07-20-
00200, IN LANE COUNTY, OREGON.

WHEREAS, Lane County foreclosed upon and entered a judgment against the Real Property known as map and tax lot 21-03-07-20-00200 due to non-payment of property taxes; and

WHEREAS, the property consists of a .04 acre parcel, too small for construction of a residence under existing land use rules; and

WHEREAS, the adjacent property owner has offered to purchase said Property for fair market value; and

WHEREAS, ORS 275.225 allows the governing body of a county to authorize the sale of county land when the land has a real market value of less than \$15,000 on the assessment roll prepared for the county and is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and building codes; and

WHEREAS, the county has prepared a Quitclaim Deed to convey the above referenced property to the adjacent owner, a copy of which is attached to this Order as Exhibit A;

NOW, THEREFORE, the Board of County Commissioners of Lane County orders as follows:

1. The Quitclaim Deed conveying the sale of the Property, in substantially the form attached as Exhibit A, is approved, and
2. The County Administrator is delegated authority to execute the Deed and any other necessary documents to close the transaction.

ADOPTED this 7th day of November, 2023.



Pat Farr, Chair
Lane County Board of Commissioners

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, for good and valuable consideration, receipt of which is hereby acknowledged, pursuant to Order No. 23-11-07-05 of the Board of County Commissioners of Lane County, releases and quitclaims to Lucas Swearengin, all its right, title and interest in that real property situated in Lane County, State of Oregon, described on the attached **Exhibit A**.

This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements, and encumbrances of record.

The true consideration for this conveyance is \$497

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.

Steve Mokrohisky, County Administrator

STATE OF OREGON)
) ss
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2023, by Steve Mokrohisky, Lane County Administrator who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

After Recording Return to and Send Tax Statements to:
Lucas Swearengin
5075 Umpqua Hwy 99
Drain, OR 97435

Notary Public for Oregon _____

My Commission Expires _____

Exhibit A

Kenady Lane Legal Description

21-03-07-20-00200

Account 0939494

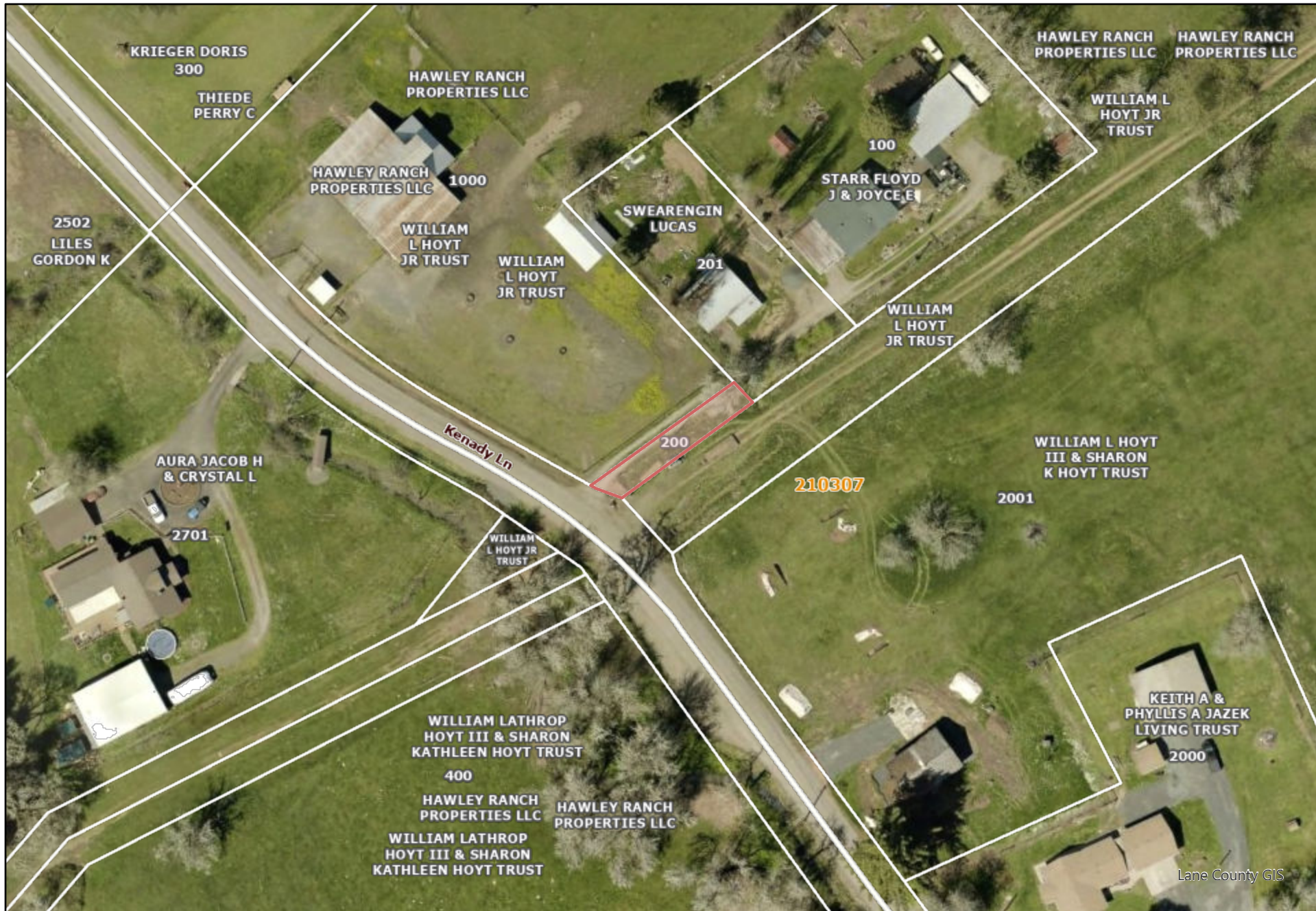
Beginning at a Point which is 518.6 feet North and 2285.1 feet East of the West one-quarter corner of Section 7, Township 21 South, Range 3 West of the Willamette Meridian; thence

South $52^{\circ} 31'$ West 105.8 feet, more or less, to the east line of County Road Number 38, thence

Northwesterly along said East line 16.2 feet, more or less, to a point 15.0 feet Northwesterly, when measured at right angles, to the first described bearing; thence

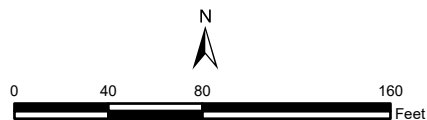
North $52^{\circ} 31'$ East 110.0 feet, more or less, to a point which bears North $44^{\circ} 58'$ West of the Point of Beginning; thence

South $44^{\circ} 58'$ East 15.1 feet to the Point of Beginning, all in Lane County, Oregon.



Lane County GIS

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



Lane County, Oregon

CartoViewer Web Map