

T9D1

## AGENDA COVER MEMORANDUM

**Agenda Date:** January 22, 2003

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**DATE:** January 6, 2003  
**TO:** Board of County Commissioners  
**DEPARTMENT:** Management Services  
**PRESENTED BY:** Jeff Turk, Property Management Officer

**SUBJECT:** ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MARK KIMBALL MATHIS FOR \$6,000 (MAP # 21-35-16-24-00500, OAKRIDGE)

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1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO MARK KIMBALL MATHIS FOR \$6,000 (MAP # 21-35-16-24-00500, OAKRIDGE)
2. **ISSUE/PROBLEM:** Mr. Mathis has submitted an offer of \$6,000 for the subject property. The offer is being forwarded to the Board for consideration for acceptance.
3. **DISCUSSION:**

3.1 Background

The subject property is a 157' x 190' unimproved parcel located at 2nd Street and Maple in Oakridge (it is outside the city limits but within its UGB). The subject property was acquired through tax foreclosure in June 1984. The subject property is zoned for residential use. It does not currently have city services such as sewer and water and would need to annex to Oakridge to acquire them. The subject has a moderate slope and does not have improved access. The parcel has an assessed value of \$15,255.

The subject property was offered at the recent Sheriff's sale held on December 9, 2002 with a minimum bid of \$8,000. The subject property has been offered at two previous Sheriff sales – one in 1986 with a minimum bid of \$5,000 and one in 1999 with a minimum bid of \$14,000. The parcel has been available for private sale after each Sheriff's sale.

## Analysis

The subject property does present obstacles for development with respect to lack of improved access and its topography. Land prices in Oakridge have been depressed and the parcel has been in county ownership for some time. Mr. Mathis' offer presents an opportunity to put the parcel back on the tax roll with the possibility of it being developed.

Pursuant to ORS 275.200, property that did not sell at a Sheriff's sale can be sold at private sale without further notice but for not less than 15% of its minimum bid at the Sheriff's sale. The \$6,000 offer meets the requirements of ORS 275.200.

### 3.3 Alternatives/Options

The Board can reject Mr. Mathis' offer and direct staff to continue negotiations or offer the property at a future Sheriff's sale.

### 3.4 Recommendation

It is recommended that Mr. Mathis' offer of \$6,000 be accepted.

### 3.5 Timing

None.

4. **IMPLEMENTATION/FOLLOW-UP:** Upon approval by the Board of County Commissioners, the Quitclaim Deed will be executed and the property will be sold.
5. **ATTACHMENTS:**
  - Board Order
  - Quitclaim Deed
  - Tax Map

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AUTHORIZING THE SALE OF  
SURPLUS COUNTY OWNED REAL PROPERTY TO  
MARK KIMBALL MATHIS FOR \$6,000 (MAP # 21-35-16-  
24-00500, OAKRIDGE)

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to convey the following real property which was acquired through tax foreclosure, to wit:

*Beginning at the Northwest corner of Maple Street as shown on the Plat of Oakridge, Lane County, Oregon, thence South 87° 05' East 190 feet along the North line of Second Street; thence North 2° 55' East 157 feet; thence North 87° 05' West 190 feet to a point due North of the point of beginning; thence South 2° 55' West 157 feet to the place of beginning, being in Section 16, Township 21 South, Range 3 East of the Willamette Meridian, Lane County, Oregon (map # 21-35-16-25-00500).*

WHEREAS said real property is owned by Lane County and not in use for County purposes, and sale of said property would benefit Lane County by its return to the tax roll, and

WHEREAS said parcel was offered at a Sheriff's sale on December 9, 2002 with a minimum bid of \$8,000 and

WHEREAS no bids were received for said parcel and it remained unsold at the close of said sale

IT IS HEREBY ORDERED that pursuant to ORS 275.200 and ORS 275.275, the parcel be sold to Mark Kimball Mathis for \$6,000, that the Quitclaim Deed be executed by the Board and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$5,950.00
General Fund	(124-5570260-436521)	50.00

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chair, Board of County Commissioners

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY  
TO MARK KIMBALL MATHIS FOR \$6,000 (MAP # 21-35-16-24-00500, OAKRIDGE)

**QUITCLAIM DEED**

**LANE COUNTY**, a political subdivision of the State of Oregon, pursuant to Order No. \_\_\_\_\_ of the Board of County Commissioners of Lane County, releases and quitclaims to:

**Mark Kimball Mathis**

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

*Beginning at the Northwest corner of Maple Street as shown on the Plat of Oakridge, Lane County, Oregon, thence South 87° 05' East 190 feet along the North line of Second Street; thence North 2° 55' East 157 feet; thence North 87° 05' West 190 feet to a point due North of the point of beginning; thence South 2° 55' West 157 feet to the place of beginning, being in Section 16, Township 21 South, Range 3 East of the Willamette Meridian, Lane County, Oregon (map # 21-35-16-25-00500).*

**THIS INSTRUMENT WILL 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 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930.**

The true and actual consideration for this transfer is \$6,000.00

**LANE COUNTY BOARD OF COMMISSIONERS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON     )  
                                  ) ss  
COUNTY OF LANE    )

On \_\_\_\_\_, 2002 personally appeared \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires \_\_\_\_\_

After recording, return to/taxes to:  
Mark Mathis  
375 E. 31<sup>st</sup> Ave.  
Eugene, OR 97405

**➤SUBJECT➤**

076-C

300 | 700

SECOND

STREET 3

STREET

FIRST

**LAUREL**

## MAPLE

## WALNUT

## HAZEL

**PINE**

**COMMERCIAL**

STREET

See Map 21 35 16 13

See Map 21 35 16 31

Center Of  
Section 16