

F. I. Q.

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. IN THE MATTER OF AUTHORIZING A SHERIFF'S SALE OF SURPLUS COUNTY OWNED REAL PROPERTY AND DELEGATING AUTHORITY TO THE PROPERTY MANAGEMENT OFFICER TO REMOVE ANY PARTICULAR PARCEL FROM SAID SALE IF DETERMINED TO BE IN THE BEST INTEREST OF THE COUNTY

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 sell real property which was acquired through tax foreclosure that has been deemed surplus to the needs of Lane County and

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 ORS 275.110 - 275.160 and 275.190 dictate the procedures for said sale

IT IS HEREBY ORDERED that, pursuant to ORS 275.110 - 275.160 and 275.190, the Sheriff conduct a sale of surplus, County owned real property on February 12, 2004 at the hour of 10:30 AM in the lobby area adjacent to Harris Hall in the Lane County Public Service Building, that the minimum bids for the property and other terms of the sale be established as set forth in attached Exhibit "A"

IT IS FURTHER ORDERED that the Property Management Officer is authorized to remove any particular parcel from said sale if determined to be in the best interests of Lane County

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____.

Bobby Green, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date 1-16-04 lane county

OFFICE OF LEGAL COUNSEL

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EXHIBIT "A"

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 16th day of January, 2004, the Board of Commissioners of Lane County, Oregon, directed the sale of real property acquired by Lane County through tax foreclosure, purchase or otherwise. The Board of Commissioners fixed the minimum price for which said property shall be sold, and directed me, as Sheriff of Lane County, to sell said real property in accordance with the provisions of the Order on the 12^h day of February, 2004 at the hour of 10:30 a.m. in the lobby area adjacent to Harris Hall, 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. **All sales will be considered final and no refunds will be made.** 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, 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 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 on the day 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 for four consecutive weeks prior to the date of sale in the Register-Guard, a newspaper of general circulation in Lane County.

ADDITIONAL TERMS

Parcel # 1 (18-03-13-20-03900) The property includes the well, pump house, pump, distribution pipes and other equipment used to supply domestic water to approximately 40 homes. As a condition of sale, the buyer will be required to operate the water system to supply domestic water to users of the system pursuant to local, state and federal regulations. The buyer's obligation to use the property to supply domestic water shall be memorialized in the deed conveying the property or other document to be recorded in the Deed Records of Lane County.

20% OF THE BID PRICE IS DUE AT THE TIME OF SALE. For parcels which sell above the minimum bid, a 20% deposit of the minimum bid will be due at the time of sale with the balance of the required 20% deposit due by 5:00 p.m. of the day of sale. If the 20% deposit of the minimum bid has not been remitted for any particular parcel prior to the closing of the sale by the Sheriff, said parcel shall be considered as not receiving a bid and may be re-offered for bid by the Sheriff before closing the sale.

Any remaining balance is payable upon delivery of the Quitclaim Deed to the buyer. Failure of the buyer to complete the transaction will result in forfeiture of buyer's deposit and any rights or interest buyer may have had in the property. In the event a bid is rejected by the Board of Commissioners, buyer's deposit will be returned without interest.

A certificate of sale, subject to approval of the Lane County Board of Commissioners, will be issued to the purchaser on the day of sale.

PAYMENT MUST BE MADE WITH CASH, CASHIER'S CHECKS OR CERTIFIED BANK CHECK PAYABLE TO LANE COUNTY. NO PERSONAL CHECKS, BUSINESS CHECKS OR CREDIT CARDS WILL BE ACCEPTED. All bidders shall register prior to bidding.

For questions or further assistance, contact Lane County Property Management Division at (541) 682-4174.

Jan Clements, Lane County Sheriff

EXHIBIT "A"

PARCELS BEING OFFERED

MAP/TAX LOT #	MINIMUM BID	ASSESSED VALUE	SIZE/ ACREAGE	ZONING	PROPERTY DESCRIPTION
#1. 18-03-13-20-03900	6,000	18,378	.08 Acre	RR1	South of 86623 Blossom St., Eugene, OR, 97405. Property contains the domestic water supply system for approximately 40 homes. Buyer will be obligated to operate the system and continue supplying domestic water.

NO OTHER PARCELS ARE BEING OFFERED AT THIS SALE.