

AGENDA ITEM FOR ADMINISTRATIVE MEETING () Discussion only
(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Authorize Sale of Property by Auction

Background: Authorization is sought to conduct an auction to sell property foreclosed on for delinquent property tax. Twenty-two properties are available for sale. The date for the proposed auction is May 4, 2021.	Requested Action: Adopt Order No. TX2021-01
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ATTACHMENTS: List of Properties; Proposed Order

Submitted By: Douglas R. Olsen

*****For Internal Use Only*****

Checkoffs:

- () Dept. Heard (copy)
- () Finance (copy)
- () Budget (copy)
- (X) Legal (copy)
- () (Other - List:)

To be notified of Meeting:

Needed at Meeting:

Scheduled for meeting on: March 17, 2021

Action taken:

Follow-up:

NOTICE OF SHERIFF'S SALE

Notice is hereby given, that the undersigned Sheriff of Umatilla County, Oregon, by virtue of order March 17, 2021, by the County Commissioners of Umatilla County, Oregon, will on the 4th day of May, 2021, at the hour of 10:00 a.m., sell to the highest bidder in Room 130 of the Umatilla County Courthouse, 216 S.E. 4th, Pendleton, Oregon, or on the courthouse steps, depending on the county risk level, the following described parcels of land, heretofore acquired for delinquent taxes or other means by Umatilla County, Oregon.

The following interests HAVE NOT BEEN EXAMINED FOR EASEMENTS, MORTGAGE, or OTHER LIENS which may qualify as defects in the title of the interest.

All sales will be for cash at the time of sale. Acceptable forms of payment will be cash, money orders and bank checks. A recording fee will be assessed at the time of the purchase in order to properly record the deed to the property.

The County WILL NOT WARRANT OR DEFEND THE FEE SIMPLE TITLE OF INTERESTS OFFERED FOR SALE TO BE FREE OF DEFECT OR ENCUMBRANCE. BIDDER SHALL TAKE THE PROPERTY AS IS, IN ITS PRESENT CONDITION, AND SUBJECT TO ANY EASEMENTS OR EXCEPTIONS OF RECORDS, LACK OF ACCESS, ZONING LIMITATIONS AND CONTAMINATION. The Board of County Commissioners reserves the right to reject any and all bids and to remove any property from the sale at any time.

ECHO AREA:

1. 05-05, 3N2916BD TL#8900; ACCT #108397; RMV \$50,480; MINIMUM BID \$50,480; LOCATED AT 101 S DALE ST, IN THE CITY OF ECHO; LOT SIZE IS APPROXIMATELY .13 ACRES; ZONED R-1.

HERMISTON AREA:

1. 08-01, 4N2811BB TL#7205; ACCT #163352; RMV \$3,620; MINIMUM BID \$3,620; LOCATED NEAR MCNARY ST, BETWEEN E JENNIE AVE & E BEEBE AVE, IN THE CITY OF HERMISTON; LOT SIZE IS APPROXIMATELY .02 ACRES; ZONED R-2.

2. 08-03, 4N2821B TL#800; ACCT #122265; RMV \$1,700; MINIMUM BID \$1,700; LOCATED BETWEEN THE 1900 BLOCK OF MINNEHAHA RD AND THE UMATILLA RIVER; NEAR THE CITY OF HERMISTON; LOT SIZE IS APPROXIMATELY .85 ACRES; ZONED EFU-40.

MILTON FREEWATER AREA:

1. 07-10, 6N3536C TL#600; ACCT #134846; RMV \$374,650; MINIMUM BID \$374,650; MOBILE HOME PARK LOCATED AT 1501 N ELIZABETH ST, IN THE CITY OF MILTON FREEWATER; LOT SIZE IS APPROXIMATELY 2.69 ACRES; ZONED C-2.

PENDLETON AREA:

1. 16-36, 2N3202CB TL#1400; ACCT #104563; RMV \$111,860; MINIMUM BID \$111,860; LOCATED AT 590 NE ELLIS PL, IN THE CITY OF PENDLETON; LOT SIZE IS .28 ACRES; ZONED R-1.

2. 16-02, 2N3207 TL#1300; ACCT #165153; RMV \$16,320; MINIMUM BID \$16,320; LOCATED ADJACENT TO RIETH RD, NEAR THE CITY OF RIETH; LOT SIZE IS .10 ACRES; ZONED U-C.

3. 16-02, 2N3207CC TL#4500; ACCT #165149; RMV \$16,320; MINIMUM BID \$16,320; LOCATED ADJACENT TO UNION PACIFIC PROPERTY, IN THE CITY OF RIETH; LOT SIZE IS .10 ACRES; ZONED U-C.

4. 16-01, 2N3210DA TL#7000; ACCT #110147; RMV \$77,740; MINIMUM BID \$77,740; LOCATED AT 628 SW 4ST ST, IN THE CITY OF PENDLETON; LOT SIZE IS .11 ACRES; ZONED R-3.

5. 16-01, 2N3210DD TL#2400; ACCT #110702; RMV \$66,390; MINIMUM BID \$66,390; LOCATED AT 812 SW 8TH ST, IN THE CITY OF PENDLETON; LOT SIZE IS .12 ACRES; ZONED R-2.

6. 16-01, 2N3210DD TL#2500; ACCT #110703; RMV \$114,910; MINIMUM BID \$114,910; LOCATED AT 810 SW 8TH ST, IN THE CITY OF PENDLETON; LOT SIZE IS .12 ACRES; ZONED R-2.

UKIAH AREA:

1. 08-02, 5S3114DB TL#2000; ACCT #117595; RMV \$2,330; MINIMUM BID \$2,330; LOCATED ADJACENT TO 305 PINE ST, IN THE CITY OF UKIAH. LOT SIZE IS APPROXIMATELY .17 ACRES; ZONED R.

2. 08-02, 5S3114DB TL#1206; ACCT #117586; RMV \$39,810; MINIMUM BID \$39,810; LOCATED ADJACENT TO 305 PINE ST, IN THE CITY OF UKIAH. LOT SIZE IS APPROXIMATELY .07 ACRES; ZONED R.

UMATILLA AREA:

1. 06-01, 5N2815AC TL#5400; ACCT #143842; RMV \$40,600; MINIMUM BID \$40,600; LOCATED AT 71 GINGER CT, IN THE CITY OF UMATILLA. LOT SIZE IS APPROXIMATELY .08 ACRES; ZONED R-2.

2. 06-01, 5N2818DD TL#3000; ACCT #158279; RMV \$40,600; MINIMUM BID \$40,600; LOCATED IN THE 1600 BLOCK OF REAGAN ST, IN THE CITY OF UMATILLA. LOT SIZE IS APPROXIMATELY .19 ACRES; ZONED R-1.

3. 06-01, 5N2818DD TL#3100; ACCT #158280; RMV \$40,600; MINIMUM BID \$40,600; LOCATED IN THE 1600 BLOCK OF REAGAN ST, IN THE CITY OF UMATILLA. LOT SIZE IS APPROXIMATELY .19 ACRES; ZONED R-1.

4. 06-01, 5N2818DD TL#3300; ACCT #158283; RMV \$40,600; MINIMUM BID \$40,600; LOCATED IN THE 1600 BLOCK OF REAGAN ST, IN THE CITY OF UMATILLA. LOT SIZE IS APPROXIMATELY .19 ACRES; ZONED R-1.

5. 06-01, 5N2818DD TL#3400; ACCT #158283; RMV \$40,600; MINIMUM BID \$40,600; LOCATED IN THE 1600 BLOCK OF REAGAN ST, IN THE CITY OF UMATILLA. LOT SIZE IS APPROXIMATELY .19 ACRES; ZONED R-1.

WESTON AREA:

1. 29-08, 4N3522AC TL#2700; ACCT #125569; RMV \$45,410; MINIMUM BID \$45,410; LOCATED AT 105 MAIN ST, IN THE CITY OF WESTON. LOT SIZE IS APPROXIMATELY .09 ACRES; ZONED CC.

2. 29-08, 4N3522BD TL#3400; ACCT #125826; RMV 17,850; MINIMUM BID \$17,850; LOCATED IN THE 100 BLOCK OF S WATER ST, IN THE CITY OF WESTON. LOT SIZE IS APPROXIMATELY .28 ACRES; ZONED R-COM.

3. 29-08, 4N3522CA TL#1100; ACCT #125841; RMV 17,850; MINIMUM BID \$17,850; LOCATED IN THE 200 BLOCK OF S WASHINGTON ST, IN THE CITY OF WESTON. LOT SIZE IS APPROXIMATELY .31 ACRES; ZONED R-GEN.

4. 29-08, 4N3522DB TL#400; ACCT #125865; RMV 110,280; MINIMUM BID \$110,280; LOCATED AT 317 STATE ST, IN THE CITY OF WESTON. LOT SIZE IS APPROXIMATELY .22 ACRES; ZONED R-GEN.

5. 29-14, 4N3527 TL#900; ACCT #122912; RMV \$1,280; MINIMUM BID \$1,280; LOCATED ADJACENT TO PINE CREEK RD, NEAR THE CITY OF WESTON. LOT SIZE IS APPROXIMATELY 1.11 ACRES; ZONED EFU.

Terry Rowan
Umatilla County Sheriff

By: Sterrin Ward
Umatilla County Deputy Sheriff
Date:

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of the Sale)
of Property Acquired by) ORDER NO. TX2021-01
Umatilla County)

WHEREAS, Umatilla County has acquired certain property through foreclosure on account of delinquent property taxes and through other methods; and

WHEREAS, it is in the best interest of Umatilla County that the property listed below be sold;

NOW THEREFORE, IT IS ORDERED THAT:

1. Pursuant to ORS 275.110, the Sheriff of Umatilla County is authorized to offer for sale those parcels, interests and improvements shown below to the highest and best bidder for cash, but not less than the minimum amount shown for each property so indicated:

<u>Tax Account No.</u>	<u>RMV</u>	<u>Minimum Bid</u>
3N2916-BD-08900	\$50,480	\$50,480
4N2811-BB-07205	\$3,620	\$3,620
4N2821-B-00800	\$1,700	\$1,700
6N3536-C-00600	\$374,650	\$374,650
2N3202-CB-01400	\$111,860	\$111,860
2N3207-01300	\$16,320	\$16,320
2N3207-CC-04500	\$16,320	\$16,320
2N3210-DA-07000	\$77,740	\$77,740
2N3210-DD-02400	\$66,390	\$66,390
2N3210-DD-02500	\$114,910	\$114,910

5S3114-DB-02000	\$2,330	\$2,330
5S3114-DB-01206	\$39,810	\$39,810
5N2815-AC-05400	\$40,600	\$40,600
5N2818-DD-03000	\$40,600	\$40,600
5N2818-DD-03100	\$40,600	\$40,600
5N2818-DD-03300	\$40,600	\$40,600
5N2818-DD-03400	\$40,600	\$40,600
4N3522-AC-02700	\$45,410	\$45,410
4N3522-BD-03400	\$17,850	\$17,850
4N3522-CA-01100	\$17,850	\$17,850
4N3522-DB-00400	\$110,280	\$110,280
4N3527-00900	\$1,280	\$1,280

2. The sale of the identified property will be conducted 10:00 a.m. on May 4, 2021, in Room 130, Umatilla County Courthouse, Pendleton, Oregon, or on the steps of the courthouse, depending on the county risk level.

3. The sale will be conducted for cash and that payment may be made at the time of sale by cash, money order, bank check, or personal check approved by Umatilla County;

4. In the event that payment be made by personal check, deed will be delivered not less than 10 days after payment is received by Umatilla County;

5. A recording fee for the deed to the property or improvement will be assessed at the time of the sale;

6. All sales will be made subject to the rights of municipal corporation as provided for in ORS 275.130;

7. Umatilla County has not examined the title, the property lines or the condition of the property to be sold, and that all

sales are subject to recorded easements, mortgages, or other defects of title. Bidder will take the property AS IS in its present condition, and subject to any easements of record, lack of access, contamination, and zoning limitations. County reserves the right to withdraw property from sale at any time.

DATED this 17th day of March, 2021.

UMATILLA COUNTY BOARD OF COMMISSIONERS

George L. Murdock, Chair

John M. Shafer, Commissioner

Daniel N. Dorran, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

Records Officer

LEGAL DESCRIPTIONS

Tract 1 (Umatilla County Tax Lot 3N2916-BD-08900)

Lots 5 and 6, Block 5, WD Brassfield Addition, City of Echo, Umatilla County, Oregon, EXCEPTING THEREFROM South 45 feet.

Tract 2 Umatilla County Tax Lot 4N2811-BB-07205)

The Southerly 15 feet of the North Half of the following described parcel: A parcel of land located in the Southeast Quarter of Northwest Quarter of Northwest Quarter of Section 11, Township 4 North, Range 28, E.W.M. and being a portion of that tract of land conveyed to Edson Stevens, et ux. by deed recorded in Book 196, Page 199, Deed Records, and being more particularly described as follows to-wit: Beginning at a point 65 feet East of Southwest comer of Northwest Quarter of Northwest Quarter of said Section 11, said point being on the East right of way line of U.S. Highway No. 395; thence North along the East right of way line of said Highway a distance of 300 feet to the South right of way line of East Beebe Avenue; thence East along the South right of way line of East Beebe Avenue a distance of 670 feet, said point also being the Northeast comer of that tract conveyed to J.J. Ebel, by deed recorded in Book 181, Page 134, Deed Records, and the TRUE POINT OF BEGINNING for this description; thence South along the East line of said Ebel Tract a distance of 300 feet to a point on the North line of East Jennie Avenue; thence East along the North line of said Jennie Avenue a distance of 65 feet; thence North and parallel to the East line of said Ebel Tract a distance of 300 feet to a point on the South line of East Beebe Avenue; thence West along the South line of said East Beebe Avenue a distance of 65 feet to the True Point of Beginning;

Tract 3 (Umatilla County Tax Lot 4N2821-B-00800)

That portion of the East 470 feet of the Northwest Quarter of the Northwest Quarter and the West Half of the Northeast Quarter of the Northwest Quarter, Section 21, Township 4 North, Range 28, lying Northerly of County Road No. 609.

Tract 4 (Umatilla County Tax Lot 6N3536-C-00600)

A tract of land lying in the Northwest Quarter of the Southwest Quarter, Section 36, Township 6 North, Range 35; described as beginning at the intersection of the West right of way line of Oregon State Highway No. 11 and the North line of the Southwest Quarter of said Section 36; thence South 02°05'37" West along said West right of way line, 410 feet to the true point of beginning for this

description; thence continuing South 02°05'37" West and parallel with said West right of way line, 416.18 feet; thence North 89°06'51" West and parallel with the North line of said Southwest Quarter, 140.00 feet; thence South 02°05'37" West and parallel with said West right of way line, 200.00 feet; thence North 89°06'51" East and parallel with the North line of said Southwest Quarter, 10.00 feet; thence South 02°05'37" West and parallel with said West right of way line, 135.00 feet to a point on the North right of way line of Slaughter Road (Elizabeth Street); thence along the North right of way line of Slaughter Road (Elizabeth Street), North 89°06'51" West, 145.00 feet; thence North 02°05'37" East and parallel with said West right of way line, 751.18 feet; thence South 89°06'51" East and parallel with the North line of said Southwest Quarter, 275.00 feet to a point on the West right of way line of said Oregon State Highway No. 11 and the point of beginning; EXCEPTING therefrom the North 160 feet thereof.

Tract 5 (Umatilla County Tax Lot 2N3202-CB-01400)

A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 2, Township 2 North, Range 32; described as follows: Commencing at the West One-Quarter Corner of said Section 2; thence South 00°46'01" East along the West line of said Section 2 a distance of 1387.84 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 2; thence South 89°57'34" East along the South line of said Northwest Quarter of the Southwest Quarter a distance of 940.76 feet to the Northwest Corner of that tract of land conveyed to Pacific Power and Light Company in Deed recorded at Book 178, Page 295, Umatilla County Records; thence continuing along the South line of said Northwest Quarter of the Southwest Quarter a distance of 80.00 feet; thence North 00°46'01" West, parallel with the West line of said Section 2 a distance of 30.00 feet to the true point of beginning for this description; thence continuing North 00°46'1" West a distance of 124.01 feet; thence South 88°11'15" East a distance of 102.23 feet; thence South 00°02'26" West a distance of 120.93 feet; thence North 89°57'34" West, parallel with the South line of said Northwest Quarter of the Southwest Quarter, a distance of 100.42 feet to the true point of beginning.

Tract 6 (Umatilla County Tax Lot 2N3207-01300)

That property lying in the Northeast Quarter of the Southwest Quarter of Section 7, Township 2 North, Range 32, EWM, Umatilla County, Oregon, and is a strip of land lying North of the 1881 Oregon Washington Railway and Navigation right of way in said Section 7 and South of County Road No. 1300, as depicted on Umatilla County Survey 15-013-C.

Tract 7 (Umatilla County Tax Lot 2N3207-CC-04500)

That strip of land lying North of the 1881 Oregon Washington Railway and Navigation right of way in Section 7, Township 2 North, Range 32, and South of Block 1 and 2, Geanakopulos Addition to Doris, Umatilla County, Oregon, as depicted on Umatilla County Survey 15-013-C.

Tract 8 (Umatilla County Tax Lot 2N3210-DA-07000)

Lot 8, Block 184, Reservation Addition, City of Pendleton, Umatilla County, Oregon.

Tract 9 (Umatilla County Tax Lot 2N3210-DD-02400)

Lot 13, Block 273, Reservation Addition, City of Pendleton, Umatilla County, Oregon.

Tract 10 (Umatilla County Tax Lot 2N3210-DD-02500)

Lot 14, Block 273, Reservation Addition, City of Pendleton, Umatilla County, Oregon.

Tract 11 (Umatilla County Tax Lot 5S3114-DB-02000)

Commencing at a point 612 feet South of the center point of Section 14, Township 5 South, Range 31; thence running due South 48 feet; thence East 150 feet; thence North 48 feet; thence West 150 feet to the place of beginning.

Tract 12 (Umatilla County Tax Lot 5S3114-DB-01206)

Beginning at the Southeast corner of Lot 3, Block 3, in the First Addition to the town, now City, of Ukiah, Umatilla County, Oregon; thence North 128 feet; thence East 20 feet; thence South 128 feet, thence West 20 feet to the point of beginning.

Tract 13 (Umatilla County Tax Lot 5N2815-AC-05400)

Lot 29, Block 1, McNary Manor, a Planned Unit Development Subdivision, City of Umatilla, Umatilla County, Oregon.

Tract 14 (Umatilla County Tax Lot 5N2818-DD-03000)

Lot 24, Columbia View Estates Phase Two, City of Umatilla, Umatilla County, Oregon.

Tract 15 (Umatilla County Tax Lot 5N2818-DD-03100)

Lot 27, Columbia View Estates Phase Two, City of Umatilla, Umatilla County, Oregon.

Tract 16 (Umatilla County Tax Lot 5N2818-DD-03300).

Lot 30, Columbia View Estates Phase Two, City of Umatilla, Umatilla County, Oregon.

Tract 17 (Umatilla County Tax Lot 5N2818-DD-03400).

Lot 31, Columbia View Estates Phase Two, City of Umatilla, Umatilla County, Oregon.

Tract 18 (Umatilla County Tax Lot 4N3522-AC-02700)

Lot 8, and West 4 feet of Lot 7, Block 11, Original Town, now City of Weston, Umatilla County, Oregon.

Tract 19 (Umatilla County Tax Lot 4N3522-BD-03400)

North Half of Lot 9 and all of Lots 10 and 15, Block 4, original town, now City of Weston, Umatilla County, Oregon.

Tract 20 (Umatilla County Tax Lot 4N3522-CA-01100)

South 110 feet of Lot 1, Block 17, McArthur's Addition to the City of Weston, Umatilla County, Oregon.

Tract 21 (Umatilla County Tax Lot 4N3522-DB-00400)

Lots 8 & 9, Block 5, Kilgore's Addition, City of Weston, Umatilla County, Oregon.

Tract 22 (Umatilla County Tax Lot 4N3527-00900)

Beginning at a point which point is 852 feet East and 125 feet South, more or less, of the center of Section 27, Township 4 North, Range 35; thence in a southeasterly direction along the south right-of-way fence on the Pine Creek Market Road No. 18, a distance of 495 feet; thence North along the East line of the Northwest Quarter of the Southeast Quarter of Section 27, Township 4 North, Range 35, 220 feet; thence West a distance of 444 feet more or less to the point of beginning, excepting therefrom a 60 foot right-of-way on the south side of the above described parcel.

All being East of Willamette Meridian, Umatilla County, Oregon