

FILED

SEP 19 2018
TASSI O'NEIL
COUNTY CLERK
357p

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of the Transfer of Certain)
County Property to Sammy's Place, a) ORDER
Non-Profit Organization) #18-082

This matter came before the Tillamook County Board of Commissioners at its regular meeting on September 19, 2018, at which time it appears that Sammy's Place has requested that certain county property be transferred to it for use as low-income housing and/or social services.

The Board of Commissioners, being fully apprised of the premises and the records and files herein, finds as follows:

1. Tillamook County is the owner of certain real property situated in Tillamook County at situs 13500 Thompson Road, Nehalem, Oregon 97131 and described in Exhibit A, attached hereto and incorporated herein by reference, also known as Township 3N Range 10W Section 27CD Tax Lot 1000 that was obtained through a Tax Collector's Deed dated January 3, 2018.
2. Sammy's Place has requested that Tillamook County transfer title to the said described real property for the purpose of using it for low income housing and/or social services as supported by a written proposal dated August 31, 2018 submitted to the Board of Commissioners.
3. Sammy's Place is an Oregon public benefit corporation that was formed under the Oregon Nonprofit Corporations Act, ORS Ch. 65 et seq. per the Oregon Secretary of State's records.
4. On September 5, 2018, the Board of Commissioners accepted a Letter of Intent for Purchase of Real Property from Sammy's Place for the said described real property in the amount of \$14,452.20.
5. ORS 271.330(2) provides that any political subdivision is granted express power to relinquish the title to any of its property to a qualifying nonprofit corporation or a municipal corporation for the purpose of providing low income housing, social services, or child care services, and defines "qualifying nonprofit corporation" as a corporation that is a public benefit corporation as defined in ORS 65.001(35) and that has obtained a ruling from the federal Internal Revenue Service providing that the corporation is exempt from federal income taxes under section 501(c)(3) of the Internal Revenue Code.
6. The described real property is not needed by Tillamook County for public use.

7. It would be in the best interests of Tillamook County that the described real property be conveyed to Sammy's Place on the express condition that it be used for the purposes set forth above.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

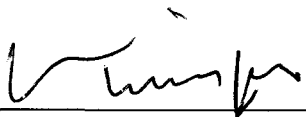
8. The Board of Commissioners execute a Deed to Sammy's Place for the real property described in Exhibit A on the express condition that the property be used for the purpose of providing low income housing and/or social services pursuant to ORS 271.330(2) and that if the real property is used in any manner inconsistent with the dedicated uses described herein, said real property shall revert to Tillamook County upon the recording of an affidavit in the Tillamook County Deed Records setting forth the facts of such inconsistent use.

9. Tillamook County return the consideration amount of \$14,452.20 to Sammy's Place in the event that the reversionary clause in the Tax Deed is executed.

Dated this 19th day of September, 2018.

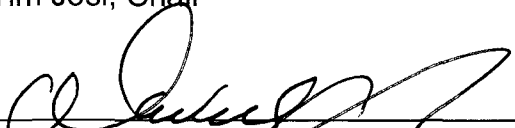
THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Aye Nay Abstain/Absent



Tim Josi, Chair

___ ___ / ___



David Yamamoto, Vice-Chair

 ___ ___ / ___

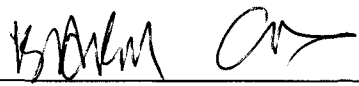


Bill Baertlein, Commissioner

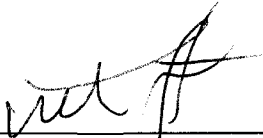
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ATTEST: Tassi O'Neil
County Clerk

APPROVED AS TO FORM:

By: 

Special Deputy



William K. Sargent, County Counsel

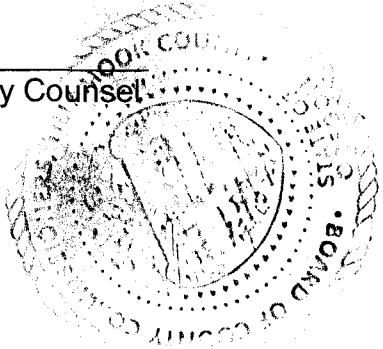


Exhibit A

PARCEL 1, PARTITION PLAT 1991-06, recorded February 22, 1991, in Plat Cabinet B315-2, Plat Records of Tillamook County, Oregon, and being situated in Section 27, Township 3 North, Range 10 West, Willamette Meridian, in Tillamook County, Oregon.