

FILED  
1047 Am 20  
OCT 18 2018

COUNTY COURT JOURNAL

BEFORE THE BOARD OF COUNTY COMMISSIONERS

TASSI O'NEIL  
COUNTY CLERK

FOR TILLAMOOK COUNTY, OREGON

In the Matter of the Sale of County ) ORDER  
Property by Private Sale ) #18- 090

This matter came before the Tillamook County Board of Commissioners on October 17, 2018 at which time it appears that it would be in the best interests of Tillamook County to offer for private sale certain properties acquired by Tillamook County through foreclosure of tax liens or otherwise.

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

1. On March 14, 2018, Tillamook County entered Order #18-032 directing the Sheriff to advertise and sell certain properties, including the properties shown in Exhibit A.
2. On April 17, 2018, the Sheriff conducted an oral land sale auction and no bids have been received on the properties shown in Exhibit A.
3. Pursuant to ORS 275.225(1), the Board of Commissioners may sell certain county lands by private sale if the following two conditions are met: (a) the property has a real market value of less than \$15,000 on the assessment roll prepared for Tillamook County; and (b) is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and building codes.
4. In accordance with Tillamook County's policy, the property manager has attained written confirmation from the Assessor and the Department of Community Development that each parcel shown in Exhibit A meets the criteria established in ORS 275.225(1).
5. Pursuant to ORS 275.225(2), the Board of Commissioners may publish a notice of the private sale of county land in a newspaper of general circulation in Tillamook County and said notice must contain a description of the land and must indicate the real market value of the land.
6. Pursuant to ORS 275.225(3), Tillamook County may sell all or part of the land at private sale not earlier than 15 days after publication of the notice without further notice at a price the Board of Commissioners considers reasonable.
7. The described real property is not needed by Tillamook County for public use.
8. It would be in the best interests of Tillamook County that the described real property be sold by private sale.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

9. The Tillamook County property manager is hereby directed to sell at private sale to the highest bidder for cash, or for not less than twenty percent (20%) of the purchase price in cash, the remainder to be paid under written agreement with the purchaser in equal installments, over a term not exceeding five (5) years from the date of sale, all deferred payments to bear interest at the rate of ten percent (10%) per annum, excepting that where the total sales to any one individual, firm or corporation is less than Twenty Thousand Dollars (\$20,000), then such sale shall be for cash only, the pieces and/or parcels of real property described as set forth in Exhibit A, for not less than the minimum price set opposite said properties on Exhibit B, both attached hereto and incorporated by this reference. All sales will be considered final and no refunds will be made.
10. It should be noted that Tillamook County shall not warrant title to any said properties, nor is there any guarantee, expressed or implied, as to the ability of these properties to acquire permits for building, subsurface sewerage, water, and/or road access.
11. Tillamook County further states that these properties are subject to limitations on their use predicated by current land use law and accordingly, each parcel should be thoroughly investigated by prospective bidders and will be sold on an "as is" basis.
12. The Board of Commissioners reserves the right to withdraw any of said properties from the private sale at any time prior to the sale.

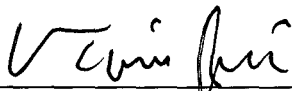
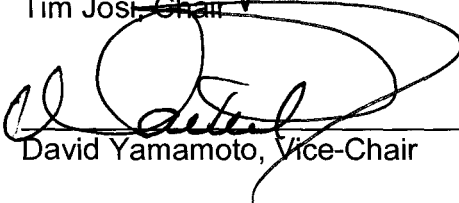

//  
//  
//  
//  
//  
//  
//  
//  
//  
//  
//

IT IS FURTHER ORDERED THAT:

13. The Tillamook County property manager shall publish a notice of private sale together with Exhibit B in the Headlight Herald, a newspaper of general circulation in Tillamook County, for one week prior to the sale.
14. Tillamook County may sell any property in Exhibit A not earlier than 15 days after publication of the notice at private sale without further notice at a price the Board of Commissioners considers reasonable, but not less than the minimum bid price shown in Exhibit B.

DATED this 17<sup>th</sup> day of October, 2018.

THE BOARD OF COMMISSIONERS  
FOR TILLAMOOK COUNTY, OREGON

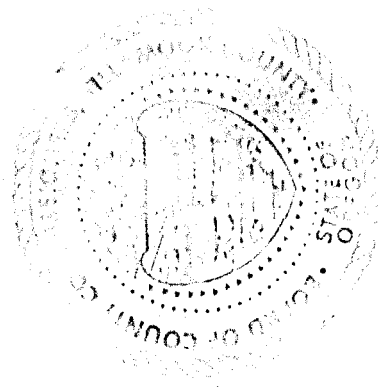
	Aye	Nay	Abstain/Absent
 _____ Tim Josi, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ David Yamamoto, Vice-Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Bill Baertlein, Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: Tassi O'Neil  
County Clerk

APPROVED AS TO FORM:

By:   
\_\_\_\_\_  
Special Deputy

  
\_\_\_\_\_  
William K. Sargent, County Counsel



**EXHIBIT A  
LEGAL DESCRIPTIONS**

**Parcel #1-P – 4S10 30 299**

That portion of the following described tract lying in Section 30: Beginning at the Southwest corner of that tract of land conveyed to Jo Lynn Gunness by Deed Book 366, Page 668; thence Northerly along the West line of said tract North 6° 58' East 227.30', North 19° 21' East 106', North 13° 24' East 398.90' to the Northwest corner; thence East along the North line 130' to the Northeast corner of said tract; thence North 4° 11' East to the Southeast corner of the tract conveyed to William Peery, et ux, by Deed #2006-1894; thence following the South and East lines of said Peery tract to its southernmost corner; thence South along the East line of a tract conveyed to Chambers by Deed Book 442, Page 757, and continuing South along the Eastern boundary of tax lots 11600-13000 on map 4S10W30BA to the Northwest corner of that tract conveyed to the Armond C. Matheny Trust by Deed Book 315, Page 457; thence East to the point of beginning.

**Parcel #3-P – 2N10 3DD 600**

Lot 7, Block 51, Wheeler, in Tillamook County, Oregon.

**Parcel #6-P – 2N10 32DC 5000**

Lots 14 and 15, Block 2, Rockaway Beach, Tillamook County, State of Oregon.

**Parcel #7-P – 2N10 9CA 2603**

Lot 46, Block 90, Brighton Beach, in Tillamook County, State of Oregon.

**Parcel #10-P – 2N10 32DC 8400**

Lot 20, Block 13, Rockaway Beach, in Tillamook County, State of Oregon.

**Parcel #11-P – 2N10 9AB 4301**

Lots 1 and 2, Block 55, BRIGHTON BEACH, in Tillamook County, Oregon.

**Parcel #12-P – 2N10 4D 1202**

Lots 1 and 2, Block 5, BRIGHTON BEACH, in Tillamook County, Oregon.

**Parcel #15-P – 2N10 9BC 2200**

Lot 3, Block 80, BRIGHTON BEACH, in the County of Tillamook, State of Oregon, according to the official plat thereof recorded in Book 1, Page 7, Plat Records.

**Parcel #16-P – 1S10 2CA 4000**

The North 8.23' of Lot 2, Block 14, CONE'S SUBDIVISION IN CONE & MCCOY'S ADDITION, in Tillamook County, Oregon.

**Parcel #19-P – 2N10 9AB 500**

Lot 13, in Block 25, BRIGHTON BEACH SUBDIVISION, according to the official plat thereof, in Tillamook County, Oregon.

**Parcel #20-P – 2N10 9AB 600**

Lots 11 and 12, in Block 25, BRIGHTON BEACH SUBDIVISION, according to the official plat thereof, in Tillamook County, Oregon.

**Parcel #23-P – 1N10 34DB 6700**

Lots 15 and 16, Block 80, WILLIAMS ADDITION TO BAY CITY, according to the official plat thereof, in Tillamook County, Oregon.

**EXHIBIT B  
GENERAL DESCRIPTIONS**

**Parcel #1-P – 4S10 30 299**

Market Value: \$1,820

Minimum Bid: \$1,820

Approximately 0.5 acre of an irregularly-shaped parcel south of Hill Street in Pacific City due to the correction of an old mapping error, also known as Tax Lot 4S10 30 299.

**Parcel #3-P – 2N10 3DD 600**

Market Value: \$7,000

Minimum Bid: \$2,000

A 5,000 square foot lot, located at the southeast corner of Third Street and Bryant Street in the City of Wheeler, also known as Tax Lot 2N10 3DD 600.

**Parcel #6-P – 2N10 32DC 5000**

Market Value: \$1,500

Minimum Bid: \$500

Two platted lots on the west side of Marine Street in Rockaway Beach, between Nehalem Avenue and South Second Avenue, containing 0.08 acre, known as Tax Lot 2N10 32DC 5000.

**Parcel #7-P – 2N10 9CA 2603**

Market Value: \$1,000

Minimum Bid: \$500

A platted lot in the Brighton Beach area located along Fern Street, containing 0.06 acre and known as Tax Lot 2N10 9CA 2603.

**Parcel #10-P – 2N10 32DC 8400**

Market Value: \$1,500

Minimum Bid: \$400

A platted lot on the west side of South Marine Street in Rockaway Beach, between South Second Avenue and South Third Avenue, containing 0.04 acre, known as Tax Lot 2N10 32DC 8400.

**Parcel #11-P – 2N10 9AB 4301**

Market Value: \$1,500

Minimum Bid: \$500

A platted lot in the Brighton Beach area, containing 0.11 acre and known as Tax Lot 2N10 9AB 4301.

**Parcel #12-P – 2N10 4D 1202**

Market Value: \$1,500

Minimum Bid: \$500

A platted lot in the Brighton Beach area, containing 0.11 acre and known as Tax Lot 2N10 4D 1202.

**Parcel #15-P – 2N10 9BC 2200**

Market Value: \$1,000

Minimum Bid: \$300

A platted lot in the Brighton Beach area located on Bayview Boulevard, containing 0.06 acre and known as Tax Lot 2N10W 9BC 2200.

**Parcel #16-P – 1S10 2CA 4000**

Market Value: \$1,500

Minimum Bid: \$600

A parcel in Bay City, at the corner of Williams Avenue and 19<sup>th</sup> Street, containing 0.01 acre and known as Tax Lot 1S10W 2CA 4000.

**Parcel #19-P – 2N10 9AB 500**

Market Value: \$1,000

Minimum Bid: \$700

A platted lot in the Brighton Beach area located on Vernon Street, containing 0.06 acre and known as Tax Lot 2N10W 9AB 500.

**Parcel #20-P – 2N10 9AB 600**

Market Value: \$1,500

Minimum Bid: \$750

Two platted lots in the Brighton Beach area located on Vernon Street, containing 0.11 acre and known as Tax Lot 2N10W 9AB 600.

**Parcel #23-P – 1N10 34DB 6700**

Market Value: \$3,000

Minimum Bid: \$600

Two platted lots in Bay City located on First Street, containing 0.11 acre and known as Tax Lot 1N10W 34DB 6700.