BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 22-02-28-02

IN THE MATTER OF AUTHORIZING A
SALE OF COUNTY OWNED REAL
PROPERTY FOR $750 TO 836 S 70th,
LLC, MAP NO. 18-02-02-23-09500, IN
SPRINGFIELD, OREGON

WHEREAS, Lane County is the legal owner of record of the following Real Property:

Beginning at a point on the Westerly line of a 40.00 foot roadway, 2454.07 feet South and 1222.25 feet West of the NE corner of the Thomas J Maynard DLC #44, T17S, R2W, WM and DLC #37, T18S, R2W, WM, run then along the Westerly line of said road S00°16'W 57.98 feet on a 4122.59 foot radius curve right (the chord of which bears S00°40'W) 57.33 feet, then N89°44'W 380.90 feet, then N00°22'E 115.51 feet, then S89°44'E 381.06 feet to Point of Beginning, Lane County, Oregon; Except a portion of Cascade Heights, Replat of Blk 1, Lots 1-4; and

WHEREAS, the Property was deeded to Lane County on an unknown date due to failure to pay property taxes; and

WHEREAS, 836 S 70th LLC, an Oregon limited liability company, requests a private sale of the property to them in the amount of $750; and

WHEREAS, ORS 275.225 allows the governing body of a county to sell county land by private sale if each parcel of land to be sold: (a) has a real market value of less than $15,000 on the assessment roll prepared for the county; and (b) is unsuited for the placement or construction of a dwelling under applicable zoning ordinances and building codes.

WHEREAS, the above described property has an assessed value of $498 per the County Assessor’s 2021 roll and is unsuited for the placement or construction of a dwelling under applicable building codes; and

WHEREAS, the County has prepared a Quit Claim Deed to convey the above referenced property to 836 S 70th LLC, a copy of which is attached to this Order as Exhibit A;

NOW, THEREFORE, the Board of County Commissioners of Lane County ORDERS as follows:

1. The Quitclaim Deed conveying the sale of the Property, in substantially the form attached as Exhibit A, is approved.

ADOPTED this 8th day of February, 2022.

[Signature]
Pat Farr, Chair
Lane County Board of Commissioners
QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, for good and valuable consideration, receipt of which is hereby acknowledged, pursuant to Order No. 22-02-08-02 of the Board of County Commissioners of Lane County, releases and quitclaims to 836 S 70th, LLC, an Oregon limited liability company, all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Beginning at a point on the Westerly line of a 40.00 foot roadway, 2454.07 feet South and 1222.25 feet West of the NE corner of the Thomas J Maynard DLC #44, T17S, R2W, WM and DLC #37, T18S, R2W, WM, run then along the Westerly line of said road S00°16'W 57.98 feet on a 4122.59 foot radius curve right (the chord of which bears S00°40'W) 57.33 feet, then N89°44'W 380.90 feet, then N00°22'E 115.51 feet, then S89°44'E 381.06 feet to Point of Beginning, Lane County, Oregon; Except a portion of Cascade Heights, Replat of Blk 1, Lots 1-4

This property is conveyed AS-IS without covenants or warranties, subject to any municipal liens, easements, and encumbrances of record.

The true consideration for this conveyance is $750

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

________________________________________
Pat Farr, Chair, Lane County Board of Commissioners

STATE OF OREGON )
) ss
COUNTY OF LANE )

The foregoing instrument was acknowledged before me on this ____ day of ____________, 2022, by Pat Farr, Chair, Lane County Board of Commissioners, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

After Recording Return to and Send Tax Statements to: 836 S 70th, LLC
939 Riverson Lane
Springfield, OR 97477

Notary Public for Oregon __________________________
My Commission Expires _________________________