BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 22-08-09-06

ORDER / IN THE MATTER OF AUTHORIZING THE
DIVESTMENT OF COUNTY OWNED ROAD FUND
REAL PROPERTY TO SIERRA PACIFIC
INDUSTRIES BY QUITCLAIM DEED, MAP NO.
17-04-09-11, TAX LOT 02600.

WHEREAS, the Lane County Board of Commissioners deems it in the best interest of Lane County to divest the following property, to wit:

East 50 feet of Lot 18 in the Kelso Addition to Irving as platted and recorded in Book 14, Page 8, Lane County Oregon Plat Records in Lane County, State of Oregon, described in attached Quitclaim Deed; and

WHEREAS, the subject property was acquired by warranty deed recorded on Reel 83-56D, Reception No. 89803, Lane County Deeds and Records, as a condition of a vacation order for the purpose of providing connectivity between Carol Avenue and Cecil Avenue, and was not acquired through foreclosure; and

WHEREAS, ORS 271.310 provides the transfer or lease of real property owned or controlled by a political subdivision if the real property is not needed for public use or whenever the public interest may be furthered; and

WHEREAS, the land does not serve a present nor future public right of way need. It was acquired under the condition it will be used for road purposes, but has remained vacant and not used as a public road for 66 years. The site has become a nuisance to adjoining neighbors. Divestment will allow the successor owner to re-enter the land and is in line with Strategic Priority 3; and

WHEREAS, the owner, Sierra Pacific Industries, has expressed a desire to re-enter (reclaim) the land. If the Board determines that the land is no longer needed for a road, and/or interest of the public can be furthered, the original owner can re-enter the land and reclaim ownership through a Quitclaim Deed; and

WHEREAS, the divestment of County Road Fund Property meets ORS 271.310;

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

1. Divestment of property to Sierra Pacific Industries IS APPROVED.
2. Lane County Right of Way Staff is instructed to close the transaction and record the Quitclaim Deed.

ORDERED this 9th day of August, 2022.

Pat Farr, Chair
Lane County Board of Commissioners
QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, hereinafter called GRANTOR, for the true and actual consideration of $0 dollars, does hereby release and quitclaim to the Seneca Sawmill Company, all its rights, title and interest in that real property situated in Lane County, State of Oregon, described as follows:

East 50 feet of Lot 18 in the Kelso Addition to Irving as platted and recorded in Book 14, Page 8, Lane County Oregon Plat Records in Lane County, State of Oregon

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.
IN WITNESS WHEREOF, the undersigned have executed this instrument this 9th day of

August , 2022.

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Pat Farr, Chair
Lane County Board of Commissioners

STATE OF OREGON )
) ss.
County of Lane )

On August 9, 2022, personally appeared Commissioner Pat Farr

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who, duly being sworn, did say that they are members of the Board of Commissioners of Lane County, Oregon and that said instrument was signed and sealed in behalf of Lane County by authority of its Board of Commissioners; and they acknowledged said instrument to be its voluntary act and deed. Before me:

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Notary Public for Oregon

My Commission Expires: March 4, 2022
EXHIBIT B

COUNTY ROAD FUND PROPERTY
Lane County Trans Map, GIS
17-04-09-11-02600

Key
Yellow line = County Owned Road Fund Property
Red highlight = Seneca Sawmill Company

Seneca Sawmill Company
SURPLUS LAND
County Owned
May 6, 2022

Lane County
Board of Commissioners
C/O Mike Davis,
Public Works Department
125 East 8th Avenue Eugene,
OR 97401

RE: Land Reversion Request

We, Seneca Sawmill Company, respectfully request the Lane County Board of Commissioners to revert the herein described north-to-south portion of dedicated land between Cecil Street and Carol Street. The land was deeded to Lane County in 1956 specifically for the purpose of constructing a road, which has never been developed since acquired. It has become a problem to adjacent property owners as it currently attracts campers and garbage dumping. The neighboring property owners have experienced littering, vandalism, and theft to their properties as a result. We believe the road serves no practical purpose to the public at this time. We ask for the County to consider reverting the land back to the parcel it was originally associated with in 1956; which is currently owned by Seneca Sawmill Company.

Road described as:

The East 50 feet of Lot 18 in the Kelso Addition to Irving as platted and recorded in Book 14, Page 8, Lane County Oregon Plat Records in Lane County, State of Oregon.

Thank you for your time and consideration in this matter.

Respectfully,

Isabelle Mathews
Real Estate Specialist
Sierra Pacific Industries | Seneca
OFFICE: 541.461.6216 | MOBILE: 541.722.1835
Address: 90201 Highway 99 N, Eugene, OR 97402
Mailing Address: Post Office Box 10265, Eugene OR 97440

The Seneca Family of Companies are now a part of Sierra Pacific Industries.