BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-02-07-04

ORDER / IN THE MATTER OF
AUTHORIZING A SALE OF COUNTY
OWNED TAX FORECLOSED REAL
PROPERTY FOR $500 TO DEREK ELI AND
MARISSA D. MADSEN, MAP NO. 17-05-29-
00-00303, IN LANE COUNTY, OREGON.

WHEREAS, Lane County foreclosed upon and entered a judgment against the following Real Property due to non-payment of property taxes on June 12, 2020:

Beginning at the Northwest corner of the Levi Zumwalt Donation Land Claim #52, Township 17 South, Range 5 West of the Willamette Meridian: Running thence along the South line of the William Jeans Donation Land Claim #48, North 89°30' West 145.0 feet; thence South 85.55 feet to the centerline of County Road number 847 (Jeans Road); thence along said centerline to the point of beginning, in Lane County, Oregon;

and

WHEREAS, the Property was deeded to Lane County on September 27, 2022 at the end of the owner's redemption period and it was not redeemed by said owner; and

WHEREAS, the property consists of a .03 acre parcel, too small for construction of a residence under existing land use rules; and

WHEREAS, an adjacent property owner has offered to purchase said Property for the amount of back taxes, interest, penalties and fees owed; and

WHEREAS, ORS 275.225 allows the governing body of a county to authorize the sale of county land when the land has a real market value of less than $15,000 on the assessment roll prepared for the county and is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and building codes; and

WHEREAS, the county has prepared a Quitclaim Deed to convey the above referenced property to the adjacent owner, 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, and

2. The County Administrator is delegated authority to execute the Deed and any other necessary documents to close the transaction.

ADOPTED this 7th day of February 2023.

[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. 23-02-07-04 of the Board of County Commissioners of Lane County, releases and quitclaims to Derek Eli and Marissa D. Madsen, all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Beginning at the Northwest corner of the Levi Zumwalt Donation Land Claim #52, Township 17 South, Range 5 West of the Willamette Meridian; Running thence along the South line of the William Jeans Donation Land Claim #48, North 89°30' West 145.0 feet; thence South 85.55 feet to the centerline of County Road number 847 (Jeans Road); thence along said centerline to the point of beginning, in Lane County, Oregon.

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 $500

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.

STATE OF OREGON )
COUNTY OF LANE ) ss

The foregoing instrument was acknowledged before me on this day of , 2023, 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: Notary Public for Oregon
Derek and Marissa Madsen My Commission Expires
1148 Trail Creek Rd. Bozeman, MT 59715