

AGENDA ITEM FOR ADMINISTRATIVE MEETING () Discussion only
(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Authorize Sale of Property

<p>Background: Authorization is sought for the sale of property foreclosed on for delinquent property tax. Nine properties did not sell at the May 2 action. As is the usual practice, the county accepts written bids on the unsold properties for 30 days. Written bids were received on three of the nine properties.</p> <p>Pendleton House – 1530 SE Alexander Place- two bids submitted of \$1,506 and \$18,600</p> <p>Pendleton House – 514 SE 13th – four bids submitted \$8,000 to \$41,011</p> <p>Pendleton House – 44786 Mission Road – two bids submitted of \$37,500 to \$61,000</p> <p>All highest bid amounts exceed the minimum bid amount and are before the Board for approval</p>	<p>Requested Action:</p> <p>(1) Adopt Order No. BCC2022-039</p> <p>(2) Adopt Order No. BCC2022-040</p> <p>(3) Adopt Order No. BCC2022-041</p>
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ATTACHMENTS: Proposed Orders

Submitted By: Douglas R. Olsen

*****For Internal Use Only*****

Checkoffs:

- () Dept. Heard (copy)
- () Finance (copy)
- () Budget (copy)
- (X) Legal (copy)
- () (Other - List:)

To be notified of Meeting:

Needed at Meeting:

Scheduled for meeting on: June 29, 2022

Action taken:

Follow-up:

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Selling)
to Pierson Pahl) ORDER NO. BCC2022-039
Property Acquired as a Result)
of Delinquent Property Taxes)

WHEREAS, pursuant to a General Judgment Foreclosing Tax Lien of the Circuit Court of the State of Oregon for the County of Umatilla, case number 19CV41813, signed by the court on December 6, 2019, and recorded as Instrument No. 2019-6940376 in the Umatilla County Records, in a suit in which Umatilla County, Oregon, was plaintiff, and Ralph Applequist, et al, were defendants, the property known as Umatilla County Tax Lot 2N3202-DD-02300 described below, was by the Judgment, sold subject to redemption to Umatilla County, Oregon; and

WHEREAS the said real property had been held by Umatilla County, Oregon, and on December 28, 2021, Umatilla County was conveyed the real property, by Deed recorded at Instrument No. 2021-7340234, Umatilla County Records; and

WHEREAS, pursuant to ORS 275.110, the Umatilla County Tax Collector attempted to sell this property at public auction on May 3, 2022, for an amount of \$60,030, but there were no bidders at the sale; and

WHEREAS after the public auction, written bids could be submitted on properties not sold at the auction; and

WHEREAS a number of written bid were received, the highest was submitted by Pierson Pahl in the amount of \$18,600.

NOW THEREFORE, IT IS ORDERED THAT:

1. Umatilla County has received an offer for the purchase of Umatilla County Tax Lot 2N3202-DD-02300 by Pierson Pahl for \$18,600.

2. Pursuant to ORS 275.200, Umatilla County accepts the offer of Pierson Pahl for Umatilla County Tax Lot 2N3202-DD-02300.

3. The Board of Commissioners is authorized to execute a quitclaim deed to Pierson Pahl conveying all interest of Umatilla County in the following described property:

Parcel 1, Partition Plat 2011-03, filed January 28, 2011, Instrument No. 2011-5740820, Umatilla County Records, being a portion of Lot 1, Block 11, Byers Park Addition, located in the City of Pendleton, Umatilla County, Oregon. Subject to and excepting any and all water rights of way, roads and highways, and easements of record.

DATED this 29th day of June, 2022.

UMATILLA COUNTY BOARD OF COMMISSIONERS

John M. Shafer, Chair

Daniel N. Dorran, Commissioner

George L. Murdock, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

Records Officer

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Selling)
to David N. & Cathy A. Zinter) ORDER NO. BCC2022-040
Property Acquired as a Result)
of Delinquent Property Taxes)

WHEREAS, pursuant to a General Judgment Foreclosing Tax Lien of the Circuit Court of the State of Oregon for the County of Umatilla, case number 19CV41813, signed by the court on December 6, 2019, and recorded as Instrument No. 2019-6940376 in the Umatilla County Records, in a suit in which Umatilla County, Oregon, was plaintiff, and Ralph Applequist, et al, were defendants, the property known as Umatilla County Tax Lot 2N3210-DB-01901 described below, was by the Judgment, sold subject to redemption to Umatilla County, Oregon; and

WHEREAS the said real property had been held by Umatilla County, Oregon, and on December 28, 2021, Umatilla County was conveyed the real property, by Deed recorded at Instrument No. 2021-7340234, Umatilla County Records; and

WHEREAS, pursuant to ORS 275.110, the Umatilla County Tax Collector attempted to sell this property at public auction on May 3, 2022, for an amount of \$51,070, but there were no bidders at the sale; and

WHEREAS after the public auction, written bids could be submitted on properties not sold at the auction; and

WHEREAS a number of written bids were received, the highest was submitted by David N. & Cathy A. Zinter in the amount of \$41,011.

NOW THEREFORE, IT IS ORDERED THAT:

1. Umatilla County has received an offer for the purchase of Umatilla County Tax Lot 2N3210-DB-01901 by David N. & Cathy A. Zinter for \$41,011.

2. Pursuant to ORS 275.200, Umatilla County accepts the offer of David N. & Cathy A. Zinter for Umatilla County Tax Lot 2N3210-DB-01901.

3. The Board of Commissioners is authorized to execute a quitclaim deed to David N. & Cathy A. Zinter conveying all interest of Umatilla County in the following described property:

Lot 12, Block 104, Reservation Addition, City of Pendleton, Umatilla County, Oregon. Subject to and excepting any and all water rights of way, roads and highways, and easements of record.

DATED this 29th day of June, 2022.

UMATILLA COUNTY BOARD OF COMMISSIONERS

John M. Shafer, Chair

Daniel N. Dorran, Commissioner

George L. Murdock, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

Records Officer

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Selling)
to Pierson Pahl) ORDER NO. BCC2022-041
Property Acquired as a Result)
of Delinquent Property Taxes)

WHEREAS, pursuant to a General Judgment Foreclosing Tax Lien of the Circuit Court of the State of Oregon for the County of Umatilla, case number 19CV41813, signed by the court on December 6, 2019, and recorded as Instrument No. 2019-6940376 in the Umatilla County Records, in a suit in which Umatilla County, Oregon, was plaintiff, and Ralph Applequist, et al, were defendants, the property known as Umatilla County Tax Lot 2N3212-0801 described below, was by the Judgment, sold subject to redemption to Umatilla County, Oregon; and

WHEREAS the said real property had been held by Umatilla County, Oregon, and on December 28, 2021, Umatilla County was conveyed the real property, by Deed recorded at Instrument No. 2021-7340234, Umatilla County Records; and

WHEREAS, pursuant to ORS 275.110, the Umatilla County Tax Collector attempted to sell this property at public auction on May 3, 2022, for an amount of \$133,850, but there were no bidders at the sale; and

WHEREAS after the public auction, written bids could be submitted on properties not sold at the auction; and

WHEREAS a number of written bids were received, the highest was submitted by Pierson Pahl in the amount of \$61,000.

NOW THEREFORE, IT IS ORDERED THAT:

1. Umatilla County has received an offer for the purchase of Umatilla County Tax Lot 2N3212-0801 by Pierson Pahl for \$61,000.

2. Pursuant to ORS 275.200, Umatilla County accepts the offer of Pierson Pahl for Umatilla County Tax Lot 2N3212-0801.

3. The Board of Commissioners is authorized to execute a quitclaim deed to Pierson Pahl conveying all interest of Umatilla County in the following described property:

Commencing at the West quarter corner of Section 7, Township 2 North, Range 33, East of Willamette Meridian, which is a closing corner and is the point of beginning for this description and running; thence North 0°20' East 265.90 feet, more or less, to the Southerly right of way line of the Pendleton Mission Highway; thence Northwesterly along a 2914.79 feet radius curve to the right, the long chord of which bears North 72°34'07" West 408.54 feet, 408.92 feet; thence South 20°27'04" West 93.96 feet to the Northerly right of way line of relocated Highway 30 East; thence South 47°30'20" East 570.44 feet along said Northerly line; thence North 0°20'00" East 85.10 feet to the point of beginning. All being in the Northeast Quarter of Section 12, Township 2 North, Range 32, East of Willamette Meridian, Umatilla County, Oregon. Subject to and excepting any and all water rights of way, roads and highways, and easements of record.

DATED this 29th day of June, 2022.

UMATILLA COUNTY BOARD OF COMMISSIONERS

John M. Shafer, Chair

Daniel N. Dorran, Commissioner

George L. Murdock, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

Records Officer