

COUNTY COURT JOURNAL

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

FILED
115
APR 5 2017
TASSI O'NEIL
COUNTY CLERK

In the Matter of Directing the Sheriff to) ORDER
Advertise and Sell Certain Properties)
) #17- 032

This matter coming on this 5th day of April, 2017, at a regular meeting of the Board of Commissioners at which time it appears that it would be in the best interests of Tillamook County to offer for public sale certain properties acquired by Tillamook County through foreclosure of tax liens or otherwise.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

1. The Sheriff of Tillamook County is hereby directed to sell at public auction 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, no refunds will be made.
2. 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.
3. 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.
4. The Board of Commissioners reserves the right to withdraw any of said properties from the sale at any time prior to the sale.
5. The properties listed in Exhibit A shall be sold by the Sheriff at an oral auction to be held on May 9, 2017.

/////
/////

IT IS FURTHER ORDERED THAT:

- The property manager shall publish a Notice of Sale together with Exhibit B in the Headlight Herald newspaper for four (4) consecutive weeks prior to the sale.

DATED this 5th day of April, 2017.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

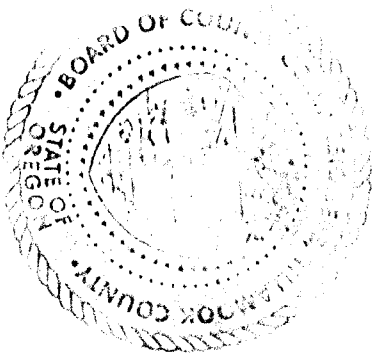
	Aye	Nay	Abstain/Absent
<u>Bill Baertlein</u> Bill Baertlein, Chair	✓	_____	_____/_____
<u>Tim Josi</u> Tim Josi, Vice-Chair	✓	_____	_____/_____
<u>David Yamamoto</u> David Yamamoto, Commissioner	_____	_____	_____/_____

ATTEST: Tassi O'Neil
County Clerk

By: KARIN CW
Special Deputy

APPROVED AS TO FORM:

William K. Sargent
William K. Sargent, County Counsel



**EXHIBIT A
LEGAL DESCRIPTIONS**

Parcel #1 - 1S10 30CD 2501

Lots 9, 10 and 11, Block 8, AVALON, lying Southwesterly of State Highway No. 131, in Tillamook County, Oregon, according to the official plat thereof.

Parcel #2 - 4S10 19 899

That portion of the following described tract lying in Section 19: 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 southern-most 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 - 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 #4 - 1N10 5AB 107

That portion of Lots 16, 17, 30, 31 and 32, Block 32, ROCKAWAY BEACH, Southerly of the Southerly sideline of that easement granted to the City of Rockaway and recorded in Book 220, Page 376, Tillamook County Deed Records, in Tillamook County, Oregon.

Parcel #5 - 1N10 5CC 8700

Lots 10, 11, 12, 13 and 14 Block 10 Oceanlake Park. All the above described lots being situated in Tillamook County, Oregon.

Parcel #6 - 1N10 5CC 9200

Lots 16, 17 and 18, Block 11, Oceanlake Park in Tillamook County, Oregon.

Parcel #7 - 1N10 17CB 9000, 9200, 9300, 9500, 9700, 9800, 9900, 10000, 10100, 10200

Lots 1-8; 10-16 Block 3, First addition to Barview, in Tillamook County, Oregon.

Parcel #8 - 2N10 3DD 600

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

Parcel #9 - 2N10 9BD 3101

Lots 15 through 21 inclusive and Lots 23 through 35 inclusive, Block 73, Brighton Beach, in Tillamook County, Oregon.

Parcel #10 - 2N10 20 200

A tract of land in Tillamook County, Oregon, as more particularly described as follows: Beginning at a point where the east line of the Oregon Coast Hwy. crosses the east boundary line of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 20, Township 2 north, Range 10 west, Willamette Meridian, Tillamook County, Oregon; thence south on said division line to the southeast corner of the tract of land conveyed by Sarah McMillan to Abbie Jackson by warranty deed dated October 3, 1927 and recorded in Book 58, Page 519 of Deed Records, Tillamook County, Oregon; thence westerly along the line of said Jackson tract to the east line of the Oregon Coast Hwy; thence northeasterly following the east line to the point of beginning.

Parcel #11 - 2N10 32DC 5000

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

Parcel #12 - 3N9 6 1390

That property lying within the Southwest quarter of the Southwest quarter of Township 3 North, Range 9 West, Section 6, West of the Willamette Meridian, in Tillamook County, Oregon, that lies Southerly of the Highway 53 and Market Road (also known as North Fork Road and Necanicum Highway) and Westerly of the West line of that tract conveyed to James V. Henricksen, et ux, by instrument recorded in Book 370, Page 862, Tillamook County Deed Records. Known as Tax Lot No. 3N9 6 1390 created by Tillamook County February 7, 2007.

Parcel #13 - 3N10 24CB 1700

Beginning at a point on the Westerly right-of-way line of the County Road which is North 1325.6 feet and West 1355.4 feet from the quarter Section corner on the South line of Section 24, Township 3 North, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence South $82^{\circ} 42'$ West 101 feet to a $\frac{1}{2}$ inch by 30 inch iron pipe on the Easterly bank of the Nehalem River; thence Southerly along said river bank 100 feet; thence North $82^{\circ} 42'$ East 110 feet, more or less, to the Westerly right-of-way line of said County Road; thence Northerly along said right-of-way line to the point of beginning. Together with tidelands fronting and abutting said tract.

Parcel #14 - 1N10 5CC 9400

Lots 19 and 20, Block 11, Oceanlake Park in Tillamook County, Oregon.

Parcel #15 - 2N10 9CA 2603

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

Parcel #16 - 2N10 9CA 2401

Lots 25 through 48, Block 91, Brighton Beach, in Tillamook County, State of Oregon.

Parcel #17 - 1S10 30CD 1126

Lot 15, Block 21, Avalon, in Tillamook County, State of Oregon.

Parcel #18 - 2N10 32DC 8400

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

Parcel #19 - 2N10 9AB 4301

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

Parcel #20 - 2N10 4D 1202

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

Parcel #21 - 2N10 3DD 602

Lots 11 and 12, Block 51, WHEELER, in Tillamook County, Oregon, according to the official plat thereof, recorded in Book 1, Page 22, Plat Records.

Parcel #22 - 3S09 29BB 600

A parcel of real property situated in Section 29, Township 3 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon, more particularly described as follows: Beginning at a point on the South boundary of the Northwest quarter of the Northwest quarter of said Section 29, which is North 88° 57' 25" East 156.91 feet from the East bank of Beaver Creek; thence North 88° 57' 25" East 80 feet; thence North 0° 37' 30" East to the Southerly line of that tract of land conveyed to Gerald E. Rodgers, et ux, by Deed recorded August 3, 1971, in Book 224, Page 80, Tillamook County Deed Records; thence North 89° 23' West to the Northeast corner of that tract of land conveyed to Norman Granquist, et ux, by Deed recorded July 8, 1970, in Book 219, Page 910, Tillamook County Deed Records; thence Southwesterly along the Easterly line of said Granquist tract to the point of beginning.

EXCEPTING THEREFROM a strip of land 20 feet wide off of and along the South side thereof.

Parcel #23 - 3N10 28DB 3000

Beginning at a point 578 feet North and 16 feet West of the Southeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 3 North, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence North and parallel with the subdivision line 412 feet to the County Road; thence South 89° 42' West 113.1 feet; thence North 87° 20' West 91.1 feet; thence South to a point directly West of the point of beginning; thence East to the point of beginning, containing 2 acres of land more or less.

EXCEPTING THEREFROM the following described real property which real property was deeded to Mildred Eastman on September 19, 1952, in Book 135, Page 268, Tillamook County Deed Records, described as follows: Beginning at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 28, Township 3 North, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon; thence North 990 feet to the County Road; thence South 89° 42' West 80 feet for the initial point of the land to be conveyed; thence South 89° 42' West 49.1 feet; thence North 87° 20' West 91.1 feet; thence South parallel to the quarter Section line 414.4 feet; thence East 140 feet; thence North 412 feet to the initial point.

ALSO EXCEPTING THEREFROM that property conveyed in Deed recorded April 12, 1990, in Book 327, Page 530, Tillamook County Records, described as follows: Commencing at a point on the Southerly right of way line of Oregon Coast Highway, which is 983.05 feet North and 200.45 feet West of the Northeast corner of Lot 1 BAYSIDE GARDENS, said point being on the Northerly extension of a wood post and wire fence line; thence South 88° 05' East 43.10 feet along said Southerly right of way line; thence North 88° 57' East 97.10 feet along said Southerly right of way line to the point of beginning of the following described parcel; thence South 1° 08' 25" West 412.00 feet to a point which is South 1° 06' 30" West 414.40 feet and North 88° 52' 40" East 140.00 feet from the hereinbefore described point of commencement; thence South 88° 52' 40" West 17.4 feet, more or less, to the Southeast corner of the Eastman parcel described in Book 135, Page 268, Tillamook County Records; thence North 00° 30' East along the East line of said Eastman parcel (a record value of North) 412.00 feet to said Southerly right of way line; thence North 88° 57' East 22.0 feet, more or less, along said Southerly right of way line to the true point of beginning, in the County of Tillamook, State of Oregon.

**EXHIBIT B
GENERAL DESCRIPTIONS**

Parcel #1 - 1S10 30CD 2501

Market Value: \$8,910

Minimum Bid: \$7,200

A triangular-shaped parcel containing approximately 0.05 acre at the north end of Reeder Street along the Netarts Highway, also known as Tax Lot 1S10 30CD 2501.

Parcel #2 - 4S10 19 899

Market Value: \$21,320

Minimum Bid: \$13,000

A parcel in the Pacific City area without legal access and containing approximately 0.21 acre, created due to the correction of an old mapping error, also known as Tax Lot 4S10 19 899.

Parcel #3 - 4S10 30 299

Market Value: \$69,330

Minimum Bid: \$38,200

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 #4 - 1N10 5AB 107

Market Value: \$1,500

Minimum Bid: \$1,000

A triangular shaped parcel containing approximately 0.08 acre situated on the south side of an easement road granted to the City of Rockaway Beach between Palisade and Quadrant Streets, also known as Tax Lot 1N10 5AB 107.

Parcel #5 - 1N10 5CC 8700

Market Value: \$78,430

Minimum Bid: \$51,800

A 125' x 100' parcel on the southeast corner of Fir Avenue and Hollyhock Street in the Twin Rocks area, also known as Tax Lot 1N10 5CC 8700.

Parcel #6 - 1N10 5CC 9200

Market Value: \$3,000

Minimum Bid: \$2,200

Three platted lots containing 0.17 acre situated on the south side of Marigold Street between Fir Avenue and Lakeview Avenue, also known as Tax Lot 1N10 5CC 9200.

Parcel #7 - 1N10 17CB 9000, 9200, 9300, 9500, 9700, 9800, 9900, 10000, 10100, 10200

Market Value: \$15,000

Minimum Bid: \$11,000

Various platted lots in the Barview area located at the southeast corner of Highway 101 and Cedar Street.

Parcel #8 - 2N10 3DD 600

Market Value: \$7,450

Minimum Bid: \$6,000

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 #9 - 2N10 9BD 3101

Market Value: \$16,550

Minimum Bid: \$12,000

Various platted lots in the Brighton Beach area located at the southeast corner of Powell Avenue and Ivy Street, containing 1.10 acres and known as Tax Lot 2N10 9BD 3101.

Parcel #10 - 2N10 20 200

Market Value: \$41,279

Minimum Bid: \$27,900

An irregularly shaped parcel on the East side of Hwy. 101 in the Nedonna Beach area containing 0.21 acre, MOL, also known as Tax Lot 2N10 20 200.

Parcel #11 - 2N10 32DC 5000

Market Value: \$1,500

Minimum Bid: \$1,100

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 #12 - 3N9 6 1390

Market Value: \$2,500

Minimum Bid: \$2,500

A triangular-shaped parcel containing approximately 0.15 acre and situated east of the junction of North Fork Road and Necanicum Highway, also known as Tax Lot 3N9 6 1390.

Parcel #13 - 3N10 24CB 1700

Market Value: \$119,070

Minimum Bid: \$44,700

A 0.24 acre parcel and old home located at 16455 McDonald Road along the South Fork Nehalem River, known as Tax Lot 3N10 24CB 1700.

Parcel #14 - 1N10 5CC 9400

Market Value: \$1,500

Minimum Bid: \$1,100

Two platted lots containing 0.11 acre situated at the southwest corner of Marigold Street and Lakeview Avenue in the Twin Rocks area, also known as Tax Lot 1N10 5CC 9400.

Parcel #15 - 2N10 9CA 2603

Market Value: \$1,000

Minimum Bid: \$800

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 #16 - 2N10 9CA 2401

Market Value: \$9,380

Minimum Bid: \$7,500

A platted lot in the Brighton Beach area located along Park Street, 1.38 acres and known as Tax Lot 2N10 9CA 2401.

Parcel #17 - 1S10 30CD 1126

Market Value: \$8,910

Minimum Bid: \$7,200

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 #18 - 2N10 32DC 8400

Market Value: \$1,500

Minimum Bid: \$1,200

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 #19 - 2N10 9AB 4301

Market Value: \$1,500

Minimum Bid: \$1,500

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

Parcel #20 - 2N10 4D 1202

Market Value: \$1,500

Minimum Bid: \$1,500

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

Parcel #21 - 2N10 3DD 602

Market Value: \$32,020

Minimum Bid: \$32,000

A parcel in the Wheeler city limits on the corner of 4th Street and Oatman Street, containing 0.23 acre and known as Tax Lot 2N10 3DD 602.

Parcel #22 - 3S09 29BB 600

Market Value: \$20,500

Minimum Bid: \$20,500

A parcel in Beaver along Highway 101 containing 0.12 acre and known as Tax Lot 3S9 29BB 600.

Parcel #23 - 3N10 28DB 3000

Market Value: \$121,090

Minimum Bid: \$121,000

A parcel with Highway 101 frontage just north of Nehalem, containing 0.61 acre and also known as Tax Lot 3N10 28DB 3000.