

FILED

MAR 06 2019

TASSI O'NEIL
COUNTY CLERK

3:16 AH

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of the Sale of County) ORDER
Property by Private Sale) #19- 016

This matter came before the Tillamook County Board of Commissioners on March 6, 2019 at which time it appears that it would be in the best interests of Tillamook County to offer for private sale certain properties acquired by Tillamook County through foreclosure of tax liens or otherwise.

The Board of Commissioners, being fully apprised of the properties and the records and files herein, finds as follows:

1. On January 18, 2019, the Board of Commissioners signed Tax Collector's Deed #2019-000522 that included the real property shown in Exhibit A.
2. Pursuant to ORS 275.225(1), the Board of Commissioners may sell certain county lands by private sale if the following two conditions are met: (a) the property has a real market value of less than \$15,000 on the assessment roll prepared for Tillamook County; and (b) is unsuited for the construction or placement of a dwelling under applicable zoning ordinances and building codes.
3. In accordance with Tillamook County's policy, the property manager has attained written confirmation from the Assessor and the Department of Community Development that the parcel shown in Exhibit A meets the criteria established in ORS 275.225(1).
4. Tillamook County's real property manual allows for a two-week sealed bid process.
5. The described real property is not needed by Tillamook County for public use.
6. It would be in the best interests of Tillamook County that the described real property be sold by private sale.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

7. The Tillamook County property manager is hereby directed to sell at private sale to the highest bidder for cash only, the piece and/or parcel of real property described as set forth in Exhibit A, for not less than the minimum price shown in Exhibit B, both attached hereto and incorporated by this reference. All sales will be considered final and no refunds will be made.
8. The Tillamook County property manager is hereby directed to sell the real property described in Exhibit A using a two-week sealed bid process by providing

written notification to all adjoining owners of said property with instructions and a stated deadline.

9. It should be noted that Tillamook County shall not warrant title to any said property, nor is there any guarantee, expressed or implied, as to the ability of this property to acquire permits for building, subsurface sewerage, water, and/or road access.
10. Tillamook County further states that this property is subject to limitations on its use predicated by current land use law and accordingly, the parcel should be thoroughly investigated by prospective bidders and will be sold on an "as is" basis.
11. The Board of Commissioners reserves the right to withdraw said property from the private sale at any time prior to the sale.

DATED this 6th day of March, 2019.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

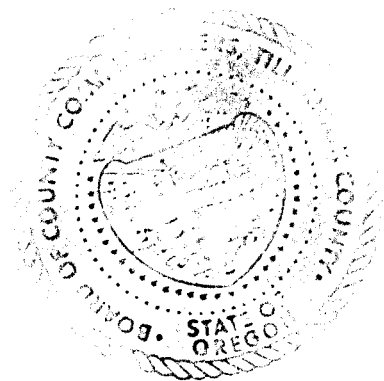
	Aye	Nay	Abstain/Absent
<hr/> David Yamamoto, Chair	—	—	— / ✓
<hr/> <i>Bill Baertlein</i> Bill Baertlein, Vice-Chair	✓	—	— / —
<hr/> <i>MF Bell</i> Mary Faith Bell, Commissioner	8	—	— / —

ATTEST: Tassi O'Neil
County Clerk

By: *[Signature]*
Special Deputy

APPROVED AS TO FORM:

[Signature]
Joel W. Stevens
County Counsel



**EXHIBIT A
LEGAL DESCRIPTION**

Parcel #1-P – 2S09 21B 1199 (Account #416240)

That portion of the East half of the Northwest Quarter of Section 21, Township 2 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon, lying WESTERLY of the West line of the Thomas G. Miller, et ux, tract, as described in Book 294, Page 994, recorded September 19, 1984, in Tillamook County Deed Records and lying EASTERLY of the East line of that tract conveyed to Kenneth G. Schmid, et ux, as described in Book 300, Page 831, Tillamook County Deed Records, and lying NORTHERLY of Fawcett Creek; also known as Tillamook County Tax Account No.: 2S9 21B 1199 and further shown on Survey No. B-1167, filed October 10, 1984, Tillamook County Surveyors Records.

**EXHIBIT B
GENERAL DESCRIPTION**

Parcel #1-P – 2S09 21B 1199 (#416240)

Market Value: \$1,500

Minimum Bid: \$1,500

A remnant parcel to the west of South Prairie Road near the intersection of Fawcett Creek Road containing 0.12 acre and known as Tax Lot 2S09 21B 1199.