

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR TILLAMOOK COUNTY, OREGON

In the Matter of Directing the Sheriff to)
Advertise and Sell Certain Properties)
)

ORDER

#19-017

FILED
34th pm
MAR 14 2019
TASSI O'NEIL
COUNTY CLERK

This matter coming on this 13th day of March, 2019, 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 for 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 Tuesday, April 16, 2019.

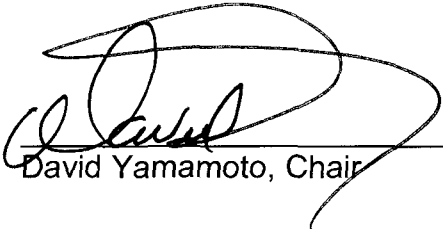
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IT IS FURTHER ORDERED THAT:

- 6. 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 13th day of March, 2019.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON



David Yamamoto, Chair

Aye Nay Abstain/Absent

 X /

 Bill Baertlein

Bill Baertlein, Vice-Chair

 ✓ /

 MF Bell

Mary Faith Bell, Commissioner

 X /

ATTEST: Tassi O'Neil
County Clerk

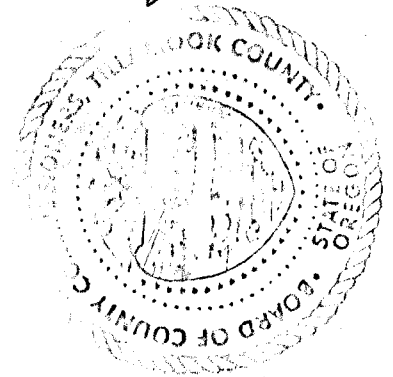
APPROVED AS TO FORM:

By: KAMM [Signature]

Special Deputy

 [Signature]

Joel W. Stevens
County Counsel



**EXHIBIT A
LEGAL DESCRIPTIONS**

Parcel #1 – 2N10 20 200 (Account #44856)

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 ¼ of the northeast ¼ 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 #2 – 2N10 9CA 2603 (Account #297155)

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

Parcel #3 – 2N10 32DC 8400 (Account #59983)

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

Parcel #4 – 3S09 29BB 600 (Account #213343)

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 #5 – 1S10 2CA 4000 (Account #78454)

The North 8.23' of Lot 2, Block 14, CONE'S SUBDIVISION IN CONE & MCCOY'S ADDITION, in Tillamook County, Oregon.

Parcel #6 – 5S11 25AB 6400 (Account #251462)

PARCEL 1, PARTITION PLAT NO. 2003-37, recorded December 31, 2003, in Plat Cabinet B-820-0, Tillamook County Partition Plat Records, and being situated in Section 25, Township 5 South, Range 11 West, in Tillamook County, Oregon.

Parcel #7 – 2N10 9AB 500 (Account #75769)

Lot 13, in Block 25, BRIGHTON BEACH SUBDIVISION, according to the official plat thereof, in Tillamook County, Oregon.

Parcel #8 – 2N10 9AB 600 (Account #75803)

Lots 11 and 12, in Block 25, BRIGHTON BEACH SUBDIVISION, according to the official plat thereof, in Tillamook County, Oregon.

Parcel #9 – 1N10 34DC 1100 (Account #44348)

That portion of Lots 1 through 6, Block 7, CONE AND COMPANY'S ADDITION TO BAY CITY, which lies Northeasterly of FIRST WATERFRONT ADDITION TO BAY CITY, in Tillamook County, Oregon.

ALSO: Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 1, FIRST WATERFRONT ADDITION TO BAY CITY, in Tillamook County, Oregon.

ALSO all rights in and to vacated streets adjacent to said Lots, described as the East half of that part of First Street adjacent to Lot 9 and the North half of that part of "B" Street lying Easterly of the State Highway sideline to the West line of Second Street. LESS that portion conveyed to the Oregon State Highway Commission as described in conveyance recorded in Book 175, Page 526 and Book 176, Page 278, Deed Records of Tillamook County, Oregon.

Parcel #10 – 2N10 29AC 5700 (Account #20694)

Lots 13 and 14, Block 5, MANHATTAN BEACH, in Tillamook County, Oregon.

Parcel #11 – 4S10 27 104 (Account #414948)

PARCEL 1, PARTITION PLAT 2009-23, A REPLAT OF PARCEL 1, PARTITION PLAT 1999-3, recorded December 10, 2009, in Plat Cabinet B-1120, Partition Plat Records, and being situated in Section 27, Township 4 South, Range 10 West, Willamette Meridian, in Tillamook County, Oregon.

Parcel #12 – 1N10 7DA 200 (Account #325632)

Lot 15, Block 5, WATSECO, in Tillamook County, Oregon.

Parcel #13 – 1N10 5BA 102 (Account #328522)

Lots 11 and 12, 15 and 16 and 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Block 26, ROCKAWAY BEACH, in Tillamook County, Oregon.

Parcel #14 – 2N10 29DB 6000 (Account #38373)

Lots 3 and 4, Block 18, MANHATTAN BEACH, in Tillamook County, Oregon.

Parcel #15 – 4S10 22DD 4899 (Account #416238)

That strip of land approximately 1-2 feet NORTH of the tract described below (the Franklin tract); and that strip of land approximately 7.5 feet EAST of the tract described below(the Franklin tract); and which strip of land also lies WESTERLY of that 30 foot Street known as Campground Street, known as Tillamook County Tax Account No. 416238 and TAX ID No. 4S10 22DD 04899:

Beginning at the Northeast corner of Lot 5, Block 2, PARK ADDITION TO CLOVERDALE; thence North 25 feet; thence East 73 feet, 6 inches; thence South 125 feet; thence West 73 feet, 6 inches; thence North 100 feet to the point of beginning, all situated in Section 22, Township 4 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon, this tract being described as the FRANKLIN property as disclosed by Warranty Deed recorded as Instrument No. 2013-001653, Tillamook County Deed Records.

EXCEPTING THEREFROM any portion lying within the John and Mary Love tract, as disclosed by Instrument No. 2015-000490, Tillamook County Deed Records.

Parcel #16 – 1S10 2CA 100 (Account #300971)

The North 15 feet Lots 1 and 2, Block 1, CONE and MCCOYS ADDITION TO BAY CITY.

TOGETHER WITH that portion of vacated Street (lying on the West side of Block 1) inuring thereto by operation of law, situated in Section 2, Township 1 South, Range 10 West of the Willamette Meridian, in Tillamook County, Oregon.

Parcel #17 – 2N10 9AB 4900 (Account #77026)

Lot 17, Block 56, Brighton Beach in Tillamook County, Oregon.

Parcel #18 – 2N10 9BD 900 (Account #80389)

Lot 27, Block 69, Brighton Beach in Tillamook County, Oregon.

Parcel #19 – 2N10 9BA 2500 (Account #77730)

Lot 29, Block 44, BRIGHTON BEACH, in the County of Tillamook, State of Oregon, according to the official plat thereof recorded in Book 1, Page 7, Plat Records.

Parcel #20 – 2N10 9BA 3600 (Account #78052)

Lots 10, 11 and 12, Block 61, BRIGHTON BEACH SUBDIVISION, in Tillamook County, Oregon, according to the official plat thereof.

Parcel #21 – 2N10 9CA 300 (Account #73146)

Lots 25 and 26, Block 88, BRIGHTON BEACH, in the County of Tillamook, State of Oregon, according to the official plat thereof recorded in Book 1, Page 7, Plat Records.

**EXHIBIT B
GENERAL DESCRIPTIONS**

Parcel #1 – 2N10 20 200

Market Value: \$41,280

Minimum Bid: \$17,500

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 2N10W 20 200.

Parcel #2 – 2N10 9CA 2603

Market Value: \$1,000

Minimum Bid: \$490

A platted lot in the Brighton Beach area located along Fern Street, containing 0.06 acre and known as Tax Lot 2N10W 9CA 2603.

Parcel #3 – 2N10 32DC 8400

Market Value: \$1,500

Minimum Bid: \$300

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 2N10W 32DC 8400.

Parcel #4 – 3S09 29BB 600

Market Value: \$18,830

Minimum Bid: \$5,000

A parcel in Beaver along Highway 101 containing 0.12 acre and known as Tax Lot 3S09W 29BB 600.

Parcel #5 – 1S10 2CA 4000

Market Value: \$1,500

Minimum Bid: \$500

A parcel in Bay City, at the corner of Williams Avenue and 19th Street, containing 0.01 acre and known as Tax Lot 1S10W 2CA 4000.

Parcel #6 – 5S11 25AB 6400

Market Value: \$37,720

Minimum Bid: \$32,000

A parcel in the community of Neskowin, on the east side of Hillcrest Drive, containing 0.34 acre and known as Tax Lot 5S11W 25AB 6400.

Parcel #7 – 2N10 9AB 500

Market Value: \$1,000

Minimum Bid: \$500

A platted lot in the Brighton Beach area located on Vernon Street, containing 0.06 acre and known as Tax Lot 2N10W 9AB 500.

Parcel #8 – 2N10 9AB 600

Market Value: \$1,500

Minimum Bid: \$500

Two platted lots in the Brighton Beach area located on Vernon Street, containing 0.11 acre and known as Tax Lot 2N10W 9AB 600.

Parcel #9 – 1N10 34DC 1100

Market Value: \$23,670

Minimum Bid: \$18,900

Various platted lots in Bay City, located between First Street and Second Street, containing 0.68 acre and known as Tax Lots 1N10W 34DC 1100.

Parcel #10 – 2N10 29AC 5700

Market Value: \$1,500

Minimum Bid: \$1,000

Two platted lots near the City of Rockaway Beach along Tillamook Avenue containing 0.11 acre and known as 2N10W 29AC 5700.

Parcel #11 – 4S10 27 104

Market Value: \$41,730

Minimum Bid: \$41,700

An irregular-shaped, lot in Cloverdale along Mill Road containing 0.99 acre and known as 4S10W 27 104.

Parcel #12 – 1N10 7DA 200

Market Value: \$183,200

Minimum Bid: \$135,000

A platted lot with situs of 17950 Old Pacific Highway in the Watseco area containing 0.12 acre and known as 1N10S 7DA 200.

Parcel #13 – 1N10 5BA 102

Market Value: \$7,500

Minimum Bid: \$7,500

An irregular-shaped parcel in the City of Rockaway Beach along South Juniper Street containing 0.56 acre and known as 1N10W 5BA 102.

Parcel #14 – 2N10 29DB 6000

Market Value: \$1,500

Minimum Bid: \$1,000

A parcel near the City of Rockaway Beach off of Tillamook Avenue containing 0.11 acre and known as 2N10W 29DB 6000.

Parcel #15 – 4S10 22DD 4899

Market Value: \$1,000

Minimum Bid: \$500

A remnant parcel in Cloverdale along Campground Street containing 0.02 acre and known as 4S10W 22DD 4899.

Parcel #16 – 1S10 2CA 100

Market Value: \$3,000

Minimum Bid: \$2,500

A narrow parcel in the City of Bay City along Bewleys Street containing 0.13 acre and known as 1S10W 2CA 100.

Parcel #17 – 2N10 9AB 4900

Market Value: \$1,000

Minimum Bid: \$500

A platted lot in the Brighton Beach area containing 0.06 acre and known as 2N10W 9AB 4900.

Parcel #18 – 2N10 9BD 900

Market Value: \$1,000 Minimum Bid: \$500

A platted lot in the Brighton Beach area containing 0.06 acre and known as 2N10W 9BD 900.

Parcel #19 – 2N10 9BA 2500

Market Value: \$1,000 Minimum Bid: \$500

A platted lot in the Brighton Beach area containing 0.06 acre and known as 2N10W 9BA 2500.

Parcel #20 – 2N10 9BA 3600

Market Value: \$2,500 Minimum Bid: \$1,500

A parcel comprised of three platted lots in the Brighton Beach area containing 0.17 acre and known as 2N10W 9BA 3600.

Parcel #21 – 2N10 9CA 300

Market Value: \$1,500 Minimum Bid: \$700

A parcel comprised of two platted lots in the Brighton Beach area containing 0.10 acre and known as 2N10W 9CA 300.