

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Directing the Sheriff to ) ORDER  
Advertise and Sell Certain Properties ) #20-044

This matter coming on this 2<sup>nd</sup> day of September, 2020, 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 Monday, October 12, 2020.

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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 2<sup>nd</sup> day of September, 2020.

THE BOARD OF COMMISSIONERS  
FOR TILLAMOOK COUNTY, OREGON

	Aye	Nay	Abstain/Absent
<u>Bill Baertlein</u> Bill Baertlein, Chair	✓		/
<u>MFB</u> Mary Faith Bell, Vice-Chair	✓		/
<u>David Yamamoto</u> David Yamamoto, Commissioner	✓		/

ATTEST: Tassi O'Neil  
County Clerk

By: M. Egan  
Special Deputy

APPROVED AS TO FORM:

Joel W. Stevens  
County Counsel



**EXHIBIT A  
LEGAL DESCRIPTIONS**

**PARCEL #1 – 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 #2 – 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 #3 – 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 #4 – 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 #5 – 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  $\frac{1}{4}$  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 #6 – 4S09 30A 800 (Account #23352)**

Lot 5, Block 1, THREE RIVERS SUBDIVISION, in Tillamook County, Oregon.

**PARCEL #7 – 3N10 20BB 1000 (Account #108305)**

Beginning at the Initial Point of the Schibel & Rhinehart Road Dedication, located in Government Lots 1 and 2, Section 20, Township 3 North, Range 10 West, Willamette Meridian, in Tillamook County, Oregon, as surveyed by W. E. Anderson, P.E., in September of 1956; thence North 1° 33' West 50.09 feet; thence North 88° 09' West 197.12 feet; thence Northwesterly along the arc of a curve to the right of radius 213.70 feet (the chord of which bears North 55° 16' West 232.05 feet to the TRUE point of beginning; thence North 22° 23' West 85.42 feet; thence Northwesterly 45.01 feet along the arc of a curve to the left of radius 661.66 feet (the chord of which bears North 24° 20' West 45.00 feet); thence North 63° 35' East 72.21 feet to a point described by W. a. Markham, P. E., as being on the West line of the Emma Engle property; thence South 30° 37' East 82.58 feet; thence North 83° 16' East 28.10 feet; thence South 5° 54' East 63.00 feet; thence South 4° 28.5' East 130.94 feet to the North line of Sunset Drive; thence Northwesterly 151.13 feet along the above described tract 213 .70 feet radius curve to the right (the chord of which bears North 42° 38.5' West 148.00 feet) to the true point of beginning.

**EXCEPT THE PROPERTY CONVEYED BY DEED BOOK 229 PAGE 333 AND DESCRIBED AS FOLLOWS:**

Beginning at the initial point of the Schibel and Rinehart Road Dedication, located in Government Lots 1 & 2, Section 20, Township 3 North, Range 10 West of the Willamette Meridian in Tillamook County, Oregon; Thence North 01° 33' West 50.09 feet; Thence North 88° 09' West 197.12 feet; Thence Northwesterly along the arc of a curve to the right of radius 213.70 feet (the chord of which bears North 55° 16' West, 232.05 feet); Thence North 22° 23' West 85.42 feet; Thence Northwesterly 41.01 feet along the arc of a curve to the left of radius 661.66 feet (the chord of which bears North 24° 17' West 41.00 feet) to the true point of beginning; Thence Northwesterly along the same curve to the left, 4.00 feet (the chord of which bears North 26° 14' West 4.00 feet); Thence North 63° 35' East 72.21 feet; Thence South 30" 37' East 11.58 feet; Thence South 69" 30' West 73.53 feet to the true point of beginning.

**PARCEL #8 – 2N10 29AC 6200 (Account #20783)**

Lots 3 and 4, Block 5, MANHATTAN BEACH, in Tillamook County, Oregon, according to the official plat thereof.

**PARCEL #9 – 2N10 29DB 5900 (Account #38346)**

Lots 1 and 2, Block 18, in MANHATTAN BEACH, according to the recorded official plat thereof, in Tillamook County, Oregon.

**PARCEL #10 – 2N10 29AD 500 (Account #23030)**

Lot 1, Block 29, MANHATTAN BEACH, in Tillamook County, Oregon, according to the official plat recorded thereof.

**PARCEL #11 – 2S9 7C 800 (Account #174812)**

Beginning at a point North 0° 09' West 426.00 feet from the Southwest corner of the Northwest quarter of the Southwest quarter of Section 7, Township 2 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon, which point is also the

most Westerly Northwest corner of that tract conveyed to John J. Weber, by Deed recorded January 27, 1958, in Book 160, Page 428, Tillamook County Deed Records; thence North 42° 22' East along the Northerly line of the said Weber tract to a point 100 feet East of (when measured at right angles to) the West line of said Section 7; thence North parallel to said Section line, to the center line of Sutton Creek County Road; thence Southwesterly along the center of said County Road, to the said Section line; thence south along said Section line to the point of beginning.

**PARCEL #12 – 1S10 7CA 11100 (Account 137060)**

The South half of Lot 5 and all of Lot 6, Block 14, OCEANVIEW, in Tillamook County, Oregon, according to the official plat recorded thereof. TOGETHER WITH an easement for access purposes as created by instrument recorded March 4, 1971, in Book 222, Page 322, Tillamook County Records.

**PARCEL #13 – 2S10 5BD 8400 (Account 184222)**

Lots 12 & 18 Blk 11 Wilson Beach. Also known as Tax Lot 2S105BD-8400.

**PARCEL #14 – 2S10 5BD 11600 (Account 185454)**

Fraction, Lot 14 Blk 11 Wilson Beach.

**PARCEL #15 – 2S10 5BD 11700 (Account 185481)**

Fraction, Lot 13, Block 11 Wilson Beach.

**PARCEL #16 – 1N9 32 500 (Account 140403)**

All that portion of the following described real property lying north of the Kilchis River County Road: The SW 1/4 of the SW 1/4 of Section 32, Township 1 North, Range 9 West, Willamette Meridian in Tillamook County, Oregon.

**PARCEL #17 – 1N10 21AD 2000 (Account 312030)**

Lots 21, 22, 23, Block 2, RUSSELL HAWKINS ADDITION TO GARIBALDI, in Tillamook County, Oregon, according to the official plat thereof, recorded in Book 2, Page 17, Plat Records of Tillamook County, Oregon. Together with the following described parcel: Beginning at the SW corner of Lot 19, Block 2, RUSSELL HAWKINS ADDITION TO GARIBALDI, thence East 85.0 feet; thence North to a point which is North 75° 08" East from the point of beginning; thence South 75° 08" West to the point of beginning.

**PARCEL #18 – 3N10 29AA 300 (Account 318105)**

Lot 1 Block 44, Lot 1 Block 49 Classic Ridge Beach.

**PARCEL #19 – 3N10 29AA 800 (Account 318114)**

Lot 1 Block 50 Classic Ridge Beach.

**PARCEL #20 – 2N10 24 204 (Account 6852)**

Commencing at the Southeast corner of the West ½ of the Northeast Quarter of Section 24, in Township 2 North, Range 10 West, Willamette Meridian, in Tillamook County, Oregon; thence along the East boundary thereof, North 1° 12' 46" East 1020 feet to the point of beginning of the following described tract: thence continuing along the East

boundary thereof, North 1° 12' 46" East, 260 feet; thence West 791 feet to the Easterly sideline of the Miami-Foley County Road; thence along the Easterly sideline thereof, South 21° 07' 54" West, 278.68 feet; thence East 885.97 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Kelli A. Bestwick, for lot line adjustment purposes, recorded November 9, 2006, as Instrument No. 2006-009815, Tillamook County Records.

**EXHIBIT B  
GENERAL DESCRIPTIONS**

**PARCEL #1 – 1S10 2CA 4000**

Market Value: \$1,500

Minimum Bid: \$400

A parcel in Bay City, at the corner of Williams Avenue and 19<sup>th</sup> Street, containing 0.01 acre, zoned BC-MI, and known as Tax Lot 1S10W 2CA 4000.

**PARCEL #2 – 5S11 25AB 6400**

Market Value: \$40,097

Minimum Bid: \$19,500

A parcel in the community of Neskowin, on the east side of Hillcrest Drive, containing 0.34 acre, zoned NESKR-1, and known as Tax Lot 5S11W 25AB 6400.

**PARCEL #3 – 1N10 34DC 1100**

Market Value: \$24,330

Minimum Bid: \$14,000

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

**PARCEL #4 – 4S10 27 104**

Market Value: \$43,400

Minimum Bid: \$33,300

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

**PARCEL #5 – 2N10 20 200**

Market Value: \$43,760

Minimum Bid: \$14,000

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 #6 – 4S09 30A 800**

Market Value: \$89,260

Minimum Bid: \$80,000

A platted lot with situs of 35865 Salmon Drive in Hebo containing 1.27 acres and known as 4S09W 30A 800.

**PARCEL #7 – 3N10 20BB 1000**

Market Value: \$250,450

Minimum Bid: \$249,000

An irregularly shaped parcel in Neahkahnie on Sunset Circle containing 0.45 acre, zoned NK-15, and known as Tax Lot 3N10W 20BB 1000.

**PARCEL #8 – 2N10 29AC 6200**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach off of NE Lake Blvd containing 0.09 acre, zoned RK-R-2, and known as Tax Lot 2N10W 29AC 6200.

**PARCEL #9 – 2N10 29DB 5900**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach at the corner of Tillamook Avenue and 17<sup>th</sup> Avenue containing 0.11 acre, zoned RK-R-2, and known as Tax Lot 2N10W 29DB 5900.

**PARCEL #10 – 2N10 29AD 500**

Market Value: \$1,500

Minimum Bid: \$1,500

A parcel in Rockaway Beach on Necarney Avenue containing 0.06 acre, zoned RK-R-2, and known as Tax Lot 2N10W 29AD 500.

**PARCEL #11 – 2S9 7C 800**

Market Value: \$4,000

Minimum Bid: \$4,000

An irregularly-shaped parcel in the Tillamook area on Sutton Creek Road containing 0.32 acre, zoned SFW20, and known as Tax Lot 2S9W 7C 800.

**PARCEL #12 – 1S10 7CA 11100**

Market Value: \$418,740

Minimum Bid: \$299,000

A parcel in the community of Cape Meares, on the west side of 4<sup>th</sup> Street Northwest, containing 0.17 acre, zoned RR-2, and known as Tax Lot 1S10 7CA 11100.

**PARCEL #13 – 2S10 5BD 8400**

Market Value: \$124,120

Minimum Bid: \$120,000

A parcel Netarts on Reed Street, containing 0.11 acre, zoned NT-RMD, also known as Tax Lot 2S10 5BD 8400.

**PARCEL #14 – 2S10 5BD 11600**

Market Value: \$67,570

Minimum Bid: \$67,500

A parcel Netarts on Reed Street, containing 0.05 acre, zoned NT-RMD, also known as Tax Lot 2S10 5BD 11600.

**PARCEL #15 – 2S10 5BD 11700**

Market Value: \$67,570

Minimum Bid: \$67,500

A parcel Netarts on Reed Street, containing 0.05 acre, zoned NT-RMD, also known as Tax Lot 2S10 5BD 11700.

**PARCEL #16 – 1N9 32 500**

Market Value: \$34,560

Minimum Bid: \$34,500

An irregularly-shaped parcel on Kilchis River Road containing 1.35 acres, zoned RR-2, and known as Tax Lot 1N9W 32 500.

**PARCEL #17 – 1N10 21AD 2000**

Market Value: \$135,450

Minimum Bid: \$118,000

A parcel in Garibaldi on Hwy 101 containing 0.20 acre, zoned C, and known as Tax Lot 1N10W 21AD 2000.

**PARCEL #18 – 3N10 29AA 300**

Market Value: \$222,100

Minimum Bid: \$200,000

A parcel in Manzanita on 18<sup>th</sup> Street containing 0.22 acre, zoned R-2, and known as Tax Lot 3N10W 29AA 300.



**PARCEL #19 – 3N10 29AA 800**

Market Value: \$104,870

Minimum Bid: \$100,000

A parcel in Manzanita on 19<sup>th</sup> Street containing 0.11 acre, zoned R-2, and known as Tax Lot 3N10 29AA 800.

**PARCEL #20 – 2N10 24 204**

Market Value: \$105,750

Minimum Bid: \$105,000

A parcel on Miami-Foley Road containing 4.71 acres, zoned RR-2, and known as Tax Lot 2N10W 24 204.