

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR TILLAMOOK COUNTY, OREGON

In the Matter of the Sale of Certain)
County Lands to Victor Dairy, LLC) ORDER
) #21- 041
)

This matter came before the Tillamook County Board of Commissioners on July 21, 2021 at the request of the Rachel Hagerty, Chief of Staff. The Board of Commissioners, being fully apprised of the representations of the above-named person, and records and files herein, finds as follows:

1. Tillamook County is the owner of the approximate 51.0 acres of real property located at 590 Goodspeed Road in Tillamook, which is part of Tillamook County Assessor's parcel 01S 10W 3200 ("County Tract"). The County acquired the County Tract from Ronald R. Jones and Joyce L. Jones, as part of the Southern Flow Corridor Project, by warranty deed recorded on March 9, 2016, with instrument #2016-001224. The County Tract is Parcel 1 in Instrument # 2016-001224.
2. Buyer is the owner of approximately 91.88 acres of real property adjacent to the County Tract, located in Tillamook County, commonly known as Tillamook County Assessor's parcel 01S 10W 24 0700 ("Victor Dairy Tract").
3. Pursuant to the terms of the Option to Exchange Real Property recorded in Tillamook County on September 10, 2015 with instrument #2015-005622, George Victor Allen and Ruth Marie Allen were granted an option to purchase an approximate 9.42-acre portion of County Tract that is north and east of Goodspeed Road. George Victor Allen and Ruth Marie Allen own the land to the west of the County Tract that is commonly known as Tillamook County Assessor's parcels 01S 10W 23 0500 and 1S 10W 23 0600.
4. The County and George Victor Allen and Ruth Marie Allen now intend to amend the Option to Exchange Real Property terms to allow Victor Dairy, LLC to purchase all of the property that is north and east of Goodspeed Road on the County Tract, approximately 11.2 acres, as described and depicted on the attached Exhibit A and Exhibit B, respectively (the "Property").
5. As a precondition, to make the Property legally conveyable under Oregon Revised Statutes Chapter 92.010 to 92.192, the County's Department of Community Development must approve a property line adjustment such that the Property is incorporated into the boundary of the Victor Dairy Tract to create the Property as a lawfully established unit of land.
6. The terms of the sale of the Property to Buyer are contained in a purchase and sale agreement, which is scheduled for approval by the Board of Commissioners on this same day as this Order.

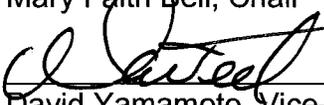
7. ORS 271.310 authorizes the sale of County real property to a private individual.
8. It is in the best public interest of the County that the sale of the County Tract occurs.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

9. Pursuant to ORS 271.310, the Tillamook County Board of Commissioners authorizes the sale County Tract to Victor Dairy, LLC.
10. The sale is subject to a property line adjustment incorporating the County Tract into the Victor Dairy Tract.

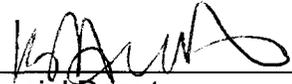
DATED THIS 21st day of July, 2021.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

	Aye	Nay	Abstain/Absent
 _____ Mary Faith Bell, Chair	X	—	— / —
 _____ David Yamamoto, Vice-Chair	X	—	— / —
 _____ Erin D. Skaar, Commissioner	✓	—	— / —

ATTEST: Tassi O'Neil,
County Clerk

APPROVED AS TO FORM:

By: 

 Special Deputy



 Joel W. Stevens, County Counsel

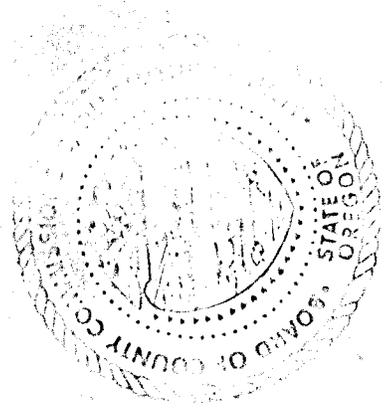


Exhibit A
Property Legal Description

Beginning at the quarter Section post on the line between Sections 23 and 24,
Township 1 South,
Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon;

thence North 13.22 chains to the South bank of a slough;
thence North 75° East 2.68 chains;
thence South 62° East 2.64 chains;
thence South 44° East 4.50 chains; thence East 50 links;
thence South 19° East 3.79 chains;
thence South 50° East 4.31 chains;
thence South 17° East 3.00 chains;
thence South 25° 30' West 25 links to the quarter Section line;
thence West 13.75 chains to the point of beginning.

Exhibit B
Property Legal Depiction

