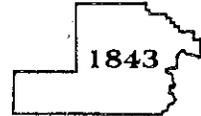


Yamhill County



535 NE Fifth St, McMinnville, OR 97128 • (503) 434-7502 • Fax (503) 434-7553 • TTY 800/735-2900

OFFICE OF COUNTY COUNSEL

CHRISTIAN BOENISCH
COUNTY COUNSEL

JODI GOLLEHON
ASSISTANT COUNTY COUNSEL II

COLTON TOTLAND
ASSISTANT COUNTY COUNSEL

NOHELY BARAJAS-MONTALVO
LEGAL ASSISTANT

DATE: January 26, 2023
TO: Board of Commissioners
CC: Kenneth Huffer, County Administrator
Christian Boenisch, County Counsel
FROM: Jodi Gollehon, Assistant County Counsel
SUBJECT: Sealed Bid for Tax Lot No. R3205 00502

The County received the following valid bid for County-owned tax foreclosed real property:

R3205 00502 (See Attachment 1):

- **BIDDER:** Winter & Rolf Skyberg

Because the property failed to sell at the November 1, 2022 property auction, the Board now has the option of moving forward with a private sale under the authority granted by ORS 275.200, though that authority is also limited by the statute. Specifically, the Board may only accept the “highest and best” bid offered (per ORS 275.200(3), referring to ORS 275.190(1)). However, the “highest and best” language does not necessarily require the Board to award a sale to the highest bid received. Rather, the Board has discretion as to what constitutes the “best” offer, though justification would likely be required if the Board chooses to reject the bid and award it to a subsequent bidder (see *Johnson v. Craddock*, 228 Or. 308, 1961).

If the Board decides to proceed with a sale, staff will bring forward a written Board Order approving the sale and authorizing a deeded transfer. If the Board decides to reject the offer, the property will remain in the County’s name and available for purchase via private sale (or at auction at the Board’s direction). A third alternative for the Board is to delay formal acceptance of a bid and order staff to engage in outreach to additional potential buyers (typically neighboring property owners). If the Board does decide to delay its decision to sell, additional clarification may be required to inform staff who the outreach should be directed toward and to establish deadlines for submitting bids.

If you have any questions regarding the procedures or granted authority for property sales, please feel free to contact either Christian or myself.

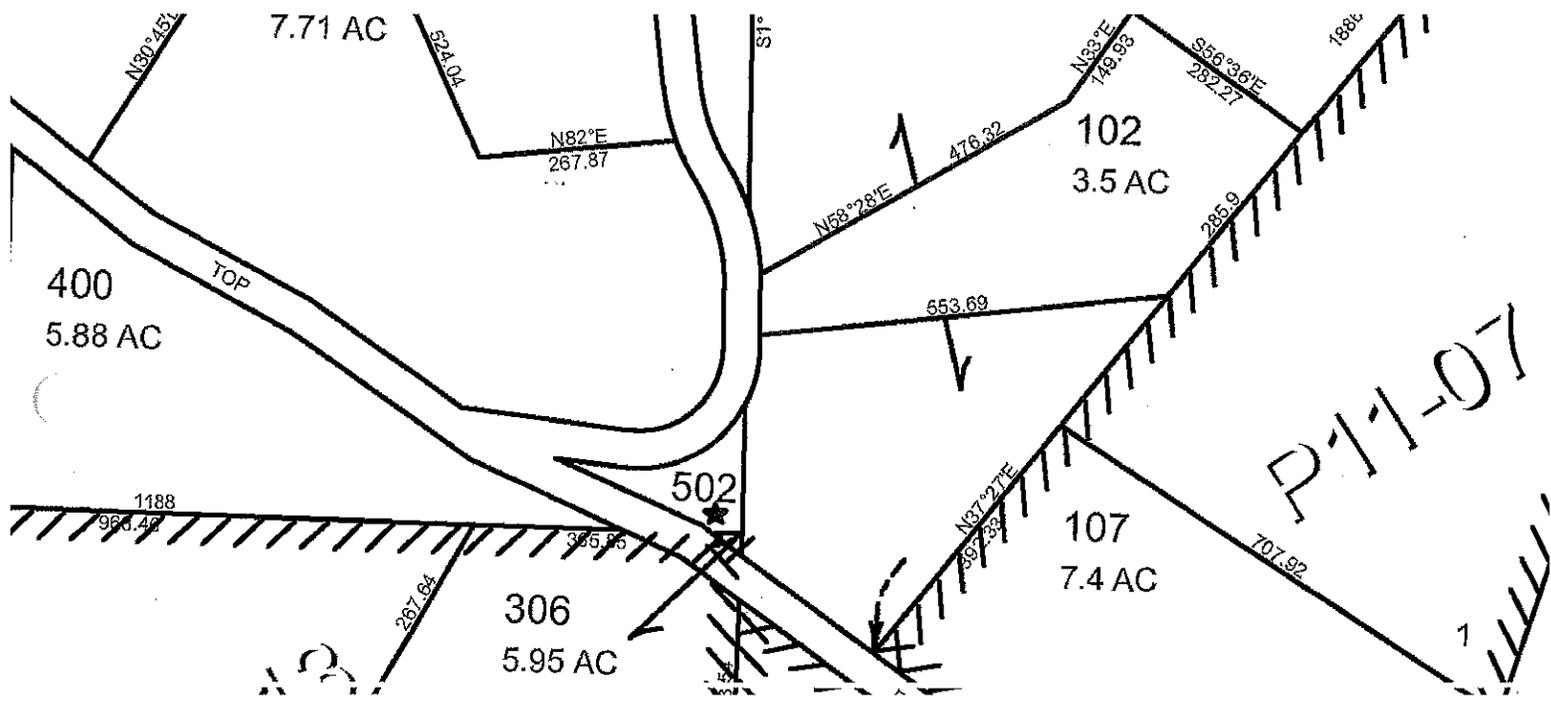
Encl.

Accepted by Yamhill County
Board of Commissioners on
1.26.23 by Board Order
B.O. 23-31

Tax Account No. 22139
Tax Lot No. R3205 00502

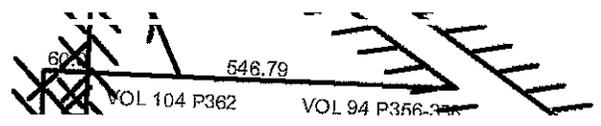
- Assessor's Record
- 0.35 Acres
- Zone: AF20*
- RMV: \$306.00*

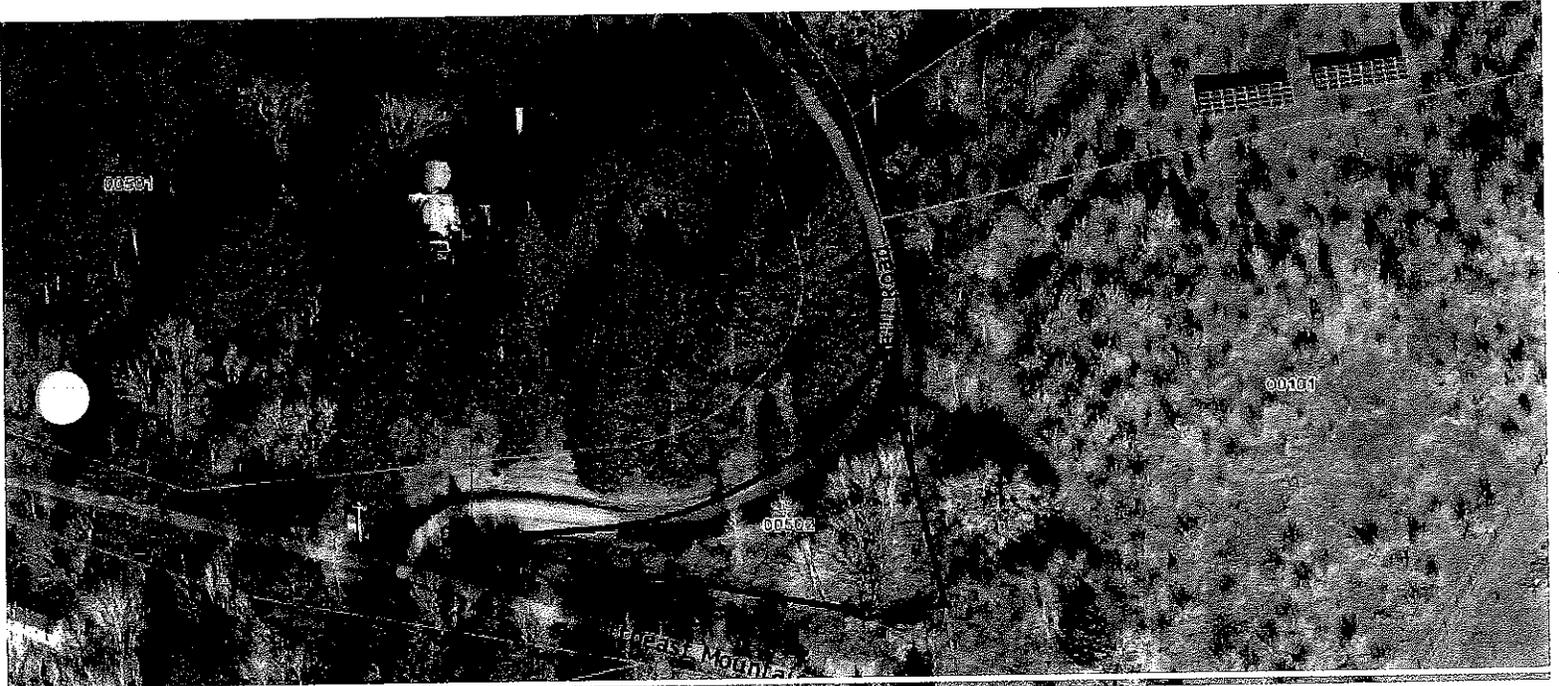
*Yamhill County makes no representation about the value, zoning, suitability for any purpose, building feasibility, environmental condition, wetland designation, forest zones, easements, local ordinances and regulations or any other matters. Property will be conveyed by quitclaim deed only.



Assessor's Map

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Aerial View



Contact Information

- **Jason Foose, Yamhill County Surveyor**

- foosej@co.yamhill.or.us
- Phone: (503) 434-7516 X 6027

- **Nohely Barajas-Montalvo, Yamhill County Counsel's Office**

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