

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Order Declaring Certain
Real Property as Surplus, Authorizing the Sale
of the Property, and Ordering Distribution of
Proceeds

BOARD ORDER 23-61

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (“the Board”) sat for the transaction of county business in formal session on February 16, 2023, commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

THE BOARD ADOPTS THE FOLLOWING FINDINGS:

- A. WHEREAS, ORS Chapter 275 governs the sale of surplus county real properties. ORS 275.030(2) authorizes the sale of real estate owned by the County in a manner provided in ORS chapter 271 if:
 - a. The property was not acquired by tax foreclosure; and
 - b. It is determined to not be in the County’s best interest to sell the property as otherwise allowed under ORS 275 (e.g., at public auction).
- B. WHEREAS, ORS 271.310 authorizes the County to sell non-tax-foreclosed real property to a private individual whenever the property is not needed for a public use, or whenever the public interest may be furthered by doing so; and
- C. On January 2, 1937, the County acquired certain real property in order to reconfigure the intersection of SW Neill Road and NE Mountain Top Rd. The real property so acquired (hereinafter referred to as the “Property”) can be more particularly described as:

TAX LOT NO. R3205 00502 TAX ACCOUNT NO. 22139

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING THAT "SMALL TRIANGULAR TRACT" DESCRIBED AS CONTAINING 0.60 ACRES IN THE DEED BETWEEN NEILL AND YAMHILL COUNTY RECORDED JANUARY 2, 1937, IN DEED BOOK 112 PAGE 120 OF THE YAMHILL COUNTY CLERK'S OFFICE; and

- D. WHEREAS, On January 18, 2023, the County received a sealed bid from Winter Skyberg and Rolf Skyberg (the "Purchasers") to purchase the Property; and
- E. WHEREAS, A selling price of \$306 is reasonable because the Property has a real market value of \$306; and
- F. WHEREAS, It is in the County's best interest to sell the Property to the Purchasers because: 1) it is not being used for a County purpose; and 2) the public interest will be furthered by selling it to the Purchasers, who are the adjacent property owners; and now, therefore

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

1. DECLARATION OF SURPLUS PROPERTY.

The Property is not in use for any County purpose and is hereby declared to be surplus.

2. AUTHORIZATION OF SALE; PURCHASE PRICE.

The sale of Tax Lot No. R3205 00502 to Winter Skyberg and Rolf Skyberg as authorized by ORS 271.310 is hereby confirmed for the purchase price of \$306.00, plus the costs to record.

3. APPROVAL OF QUITCLAIM DEED.

Conveyance of the Property shall be done via the Quitclaim Deed provided in Exhibit 1, attached hereto.

4. DISTRIBUTION OF GROSS PURCHASE PRICE PROCEEDS.

The gross purchase price proceeds from the sale shall be distributed as follows:

To County Counsel (10-25-351.01) for time spent on deed prep\$ 306.00

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DONE at McMinnville, Oregon on February 16, 2023.

ATTEST

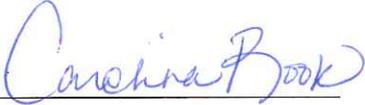


YAMHILL COUNTY BOARD OF
COMMISSIONERS

KERI HINTON
County Clerk

A handwritten signature in blue ink that reads "Lindsay Berschauer".

Chair LINDSAY BERSCHAUER

By: 
Deputy CAROLINA ROOK

A handwritten signature in blue ink that reads "Kit Johnston".

Commissioner KIT JOHNSTON

FORM APPROVED BY:

A handwritten signature in blue ink that reads "Jodi Gollehon".

JODI GOLLEHON
Assistant County Counsel

A handwritten signature in blue ink that reads "Mary Starrett".

Commissioner MARY STARRETT

