

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  
Tax Foreclosed Property as Surplus,  
Authorizing the Sale of the Property by  
Private Sale, and Ordering Distribution of  
Proceeds

BOARD ORDER 23-109

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON ("the Board") sat for the transaction of county business in formal session on March 23, 2023, commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

THE BOARD ADOPTS THE FOLLOWING FINDINGS:

- A. ORS Chapter 275 governs the sale of surplus county real properties. ORS 275.225 authorizes a private sale of county surplus property under the following conditions:
  - a. The property has a real market value of less than \$15,000 on the tax assessment roll; and
  - b. The property is unsuited for the construction or placement of a dwelling thereon under current zoning ordinances and building codes of the county.
- B. On October 1, 2009, the Circuit Court of the State of Oregon entered a General Judgment of Foreclosure for the Yamhill County (the "County") via Case No. CV090400 (the "Judgment").
- C. Pursuant to the Judgment, the County acquired certain foreclosed property (hereinafter referred to as the "Property") more particularly described as:

TAX LOT NO. R3219AB04400 TAX ACCOUNT NO. 48638

BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF LOT 8, BLOCK 10, "HURLEY & LARGE'S ADDITION", A PLAT OF RECORD IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON AND RUNNING THENCE SOUTH 89° 58' 00" EAST ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 10, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF HANCOCK STREET, 46.43 FEET TO AN IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE WILLAMETTE & PACIFIC RAILROAD, THENCE SOUTH 43° 50' 00" WEST ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE WILLAMETTE &

PACIFIC RAILROAD 67.05 FEET TO AN IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET, THENCE NORTH ALONG THE SAID EAST RIGHT-OF-WAY LINE OF HARRISON STREET 48.39 FEET TO THE POINT OF BEGINNING.

- D. The Property meets to provisions of ORS 275.225 because:
  - a. The assessed value is less than \$15,000; and
  - b. The Property is unsuitable for the construction or placement of structures thereon under current zoning ordinances.
- E. On February 23, 2023, the Board opened a sealed bid from Skyline Real Estate Services, LLC (the "Purchaser") for \$192.00, as attached hereto as Exhibit 1.
- F. A selling price of \$ 192.00 is reasonable because the property was offered at public auction with a minimum bid price of \$1,267.50, and no bids were received.
- G. That it is in the County's best interest to sell the Property for \$ 192.00.

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. to Skyline Real Estate Services, LLC as authorized by ORS 275.225 is hereby confirmed for the purchase price of \$ 192.00, plus the costs to record.

3. APPROVAL OF QUITCLAIM DEED.

Conveyance of the Property shall be done via the Quitclaim Deed provided in Exhibit 2, attached hereto.

4. CONFIRMATION OF SUMS ALLOWED BY ORS 275.275(1).

- As permitted under ORS 275.275(1)(c), the following amount shall be deducted from the gross proceeds to reimburse the County for all the costs and expenses incurred by the County in the maintenance and supervision of such properties and in any suits by it to quiet title to property sold:

○ Attorney/staff time fee: .....\$ 100.00

○ Deed preparation fee: .....\$ 92.00

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TOTAL .....\$ 192.00

5. DISTRIBUTION OF GROSS PURCHASE PRICE PROCEEDS.

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

To County Counsel (10-25-351.01).....\$ 192.00

DONE at McMinnville, Oregon on March 23, 2023.

ATTEST



YAMHILL COUNTY BOARD OF COMMISSIONERS

*Lindsay Berschauer*

KERI HINTON  
County Clerk

Chair LINDSAY BERSCHAUER

*Kit Johnston*

By: *Carolina Rook*  
Deputy CAROLINA ROOK

Commissioner KIT JOHNSTON

FORM APPROVED BY:

*Jodi Gollehon*

*Mary Starrett*

JODI GOLLEHON  
Assistant County Counsel

Commissioner MARY STARRETT

Accepted by Yamhill County  
Board of Commissioners on  
3.23.23 by Board Order  
# BO. 23-109



SEALED OFFER FORM  
Agreement to Purchase

NAME (as you want it to appear on the deed); SKYLINE REAL ESTATE SERVICES LLC

MAILING ADDRESS (for tax statements): PO BOX 181333 CORONADO CA 92178

PHONE NUMBER: 619 318-0961 EMAIL ADDRESS: JUSTME92505@yahoo.com

The undersigned hereby offers to purchase real property described as:

TAX LOT NO. R3219 AB 04400 TAX ACCOUNT NO. 48638

from Yamhill County, for \$ 192<sup>00</sup> (cash).

10% of the offer price is enclosed with this offer by  Cashier's Check or  Money Order.

If this offer is accepted, I understand that the balance of the offer price is *due in full ten (10) business days* following the date the bid is accepted by the County. In addition, I understand that I will be responsible for the full \$86 recording fee. Please be advised, if the deed is longer than two pages, there is an additional charge of \$5.00 per page for recording.

TERMS OF SALE

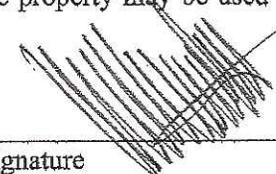
If your bid is accepted, and you fail to pay the full balance of the purchase price within the time and in the manner set forth hereinabove, all rights in the said real property shall cease and all right, title, and interest in the property shall continue to remain vested in Yamhill County, free of any claim or equity, and all monies deposited hereunder shall be retained by the County.

Yamhill County properties are sold "as is". No warranties or guarantees are made concerning the condition of title, the ability to use a property for any particular purpose, the ability to develop a property pursuant to State and local land use law, location of boundary lines, environmental condition or any other matter concerning a property. Conveyance will be made by Quitclaim Deed. Title insurance shall be at the option and expense of the purchaser. It is the buyer's responsibility to thoroughly investigate a property prior to purchase.

The undersigned agrees to the terms set forth above and agrees to pay Yamhill County the sum indicated herein.

The undersigned further certifies that:

1. This offer to purchase is made based solely upon his or her personal knowledge and inspection of the property;
2. The form of deed to be used for conveyance, on file for inspection at the Yamhill County Counsel's Office, is satisfactory to the undersigned;
3. The undersigned knows and understands that Yamhill County, its officers or employees do not, in any way:
  - a. Warrant the title to be conveyed;
  - b. Guarantee the acreage or dimensions shown in county records of the various properties; or
  - c. Provide any assurance that the property may be used for – or is suitable for – any particular purpose.

  
Signature HANNELORE R INMAN

Date: 2/7/23

