

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 Authorizing the Sale
of Tax Foreclosed Property by Private Sale
and Ordering Distribution of Proceeds (Tax
Lot No. R4414 03590)

BOARD ORDER 23-122

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (“the Board”) sat for the transaction of county business in formal session on March 30, 2023, Commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

THE BOARD ADOPTS THE FOLLOWING FINDINGS:

- A. WHEREAS, On October 2, 2015, the Circuit Court of the State of Oregon entered a General Judgment of Foreclosure for the Yamhill County (the “County”) in Case No. 15CV23063 (the “Judgment”).
- B. Pursuant to the Judgment, the County acquired certain foreclosed property (hereinafter referred to as the “Property”) more particularly described as:

TAX LOT NO. R4414 03590 **TAX ACCOUNT NO. 536248**

A TRACT OF LAND IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

ALL THAT LAND BOUNDED ON THE WEST BY THE PROPERTY DESCRIBED IN DOCUMENT #199406864, PARCEL 3-B IN FILM VOLUME 74, PAGE 1410, DEED RECORDS OF YAMHILL COUNTY, ON THE NORTH BY THE SOUTH YAMHILL RIVER, ON THE EAST BY THE PROPERTY DESCRIBED IN DOCUMENT #201318001, TRACT D (“REID”), PARCEL I, DEED AND MORTGAGE RECORDS OF YAMHILL COUNTY, AND ON THE SOUTH BY THE SOUTH YAMHILL RIVER.

- C. WHEREAS, On November 1, 2022, the Yamhill County Sheriff and the Office of County Counsel jointly conducted a public auction in accordance with ORS 275.090 to 275.290 and Board Order 22-304, including as amended; and

- D. WHEREAS, The Property was offered for sale at the November 1, 2022 public auction, with a minimum bid price of \$112,934.50, and the Property failed to sell at the public auction; and
- E. WHEREAS, ORS 275.200 authorizes the Board to sell tax foreclosed property that failed to sell at public auction through a private sale process without further notice for an amount not less than 15 percent of the minimum bid set at auction; and
- F. WHEREAS, On March 9, 2023, the County received an unsolicited sealed bid from Sarbanand Enterprises, LLC to purchase the Property for \$17,500.00 (see Exhibit A, attached hereto); and
- G. WHEREAS, It is in the County's best interest to sell the Property for \$17,500.00; and now, therefore

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

1. AUTHORIZATION OF SALE; PURCHASE PRICE.

The sale of Tax Lot No. R4414 03590 to Sarbanand Enterprises, LLC as authorized by ORS 275.200 is hereby confirmed for the purchase price of \$ 17,500.00, plus the costs to record.

2. APPROVAL OF QUITCLAIM DEED.

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

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

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

- As permitted under ORS 275.275(1)(b), the following amount shall be deducted from the proceeds to cover the penalty and fee described in ORS 312.120:

- Penalty & Fee:\$ 2,000.00

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➤ 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:\$ 100.00

TOTAL\$ **200.00**

4. DISTRIBUTION OF GROSS PURCHASE PRICE PROCEEDS.

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

- To Tax Collector (10-12-350.07).....\$ 2,000.00
- To County Counsel (10-25-351.01).....\$ 200.00
- To unsegregated tax account.....\$ 15,300.00

DONE at McMinnville, Oregon on March 30, 2023.

ATTEST

KERI HINTON
County Clerk



YAMHILL COUNTY BOARD OF COMMISSIONERS

Lindsay Berschauer

Chair LINDSAY BERSCHAUER

Kit Johnston

By: *Carolina Rook*
Deputy CAROLINA ROOK
FORM APPROVED BY:

Jodi Gollehon

JODI GOLLEHON
Assistant County Counsel

Mary Starrett

Commissioner MARY STARRETT

Commissioner KIT JOHNSTON

Accepted by Yamhill County
Board of Commissioners on
3.30.23 by Board Order
B.O. 23-122

After Recording Return to:
Sarband Enterprises, LLC
786 Road 188
Delano, CA 93215

OFFICIAL YAMHILL COUNTY RECORDS
KERHINTON, COUNTY CLERK

202302819



\$81.00

00652445202300028190010015

04/04/2023 11:43:03 AM

DMR-DDMR Cnt=1 Stn=1001 FELTYC
\$5.00 \$5.00 \$11.00 \$60.00

Send Tax Statements To:

Sarband Enterprises, LLC
786 Road 188
Delano, CA 93215

STATUTORY QUITCLAIM DEED

YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to SARBANAND ENTERPRISES, LLC, Grantee, all right, title, and interest in and to the following described real property situated in Yamhill County, Oregon:

Tax Lot No.: R4414 03590

Tax Account No. 536248

A TRACT OF LAND IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, DESCRIBED AS FOLLOWS:

ALL THAT LAND BOUNDED ON THE WEST BY THE PROPERTY DESCRIBED IN DOCUMENT #199406864, PARCEL 3-B IN FILM VOLUME 74, PAGE 1410, DEED RECORDS OF YAMHILL COUNTY, ON THE NORTH BY THE SOUTH YAMHILL RIVER, ON THE EAST BY THE PROPERTY DESCRIBED IN DOCUMENT #201318001, TRACT D ("REID"), PARCEL 1, DEED AND MORTGAGE RECORDS OF YAMHILL COUNTY, AND ON THE SOUTH BY THE SOUTH YAMHILL RIVER.

This conveyance is subject to any easements of record.

The true and actual consideration for this transfer is \$17,500.00.

This conveyance is made pursuant to an Order of the Yamhill County Board of Commissioners Order No. 23-122, dated March 30, 2023.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, YAMHILL COUNTY, OREGON, the Grantor above named, has caused this Deed to be executed by its Board of County Commissioners on this 30 day of March, 2023.

LINDSAY BERSCHAUER, Chairperson

KIT JOHNSTON, Commissioner

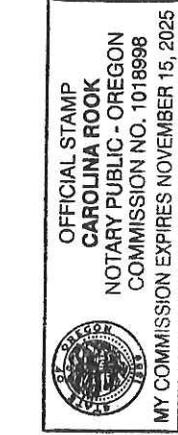
MARY STARRETT, Commissioner

State of Oregon)
) ss.
County of Yamhill)

This instrument was acknowledged before me on April 4th, 2023, by Lindsay Berschauer,

Kit Johnston & Mary Starrett as Commissioners of the Board of County Commissioners for

Yamhill County.



Notary Public for Oregon

My Commission expires: November 15, 2025