

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. R6701DB 07600)

BOARD ORDER 23-269

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (“the Board”) sat
for the transaction of county business in formal session on July 20, 2023, Commissioners
Lindsay Berschauer, Kit Johnston, Mary Starrett being present.

THE BOARD ADOPTS THE FOLLOWING FINDINGS:

- A. WHEREAS, On October 10, 2012, the Circuit Court of the State of Oregon entered a
General Judgment of Foreclosure for the Yamhill County (the “County”) via Case
No. 12CV00512 (the “Judgment”).
- B. WHEREAS, Pursuant to the Judgment, the County acquired certain foreclosed
property (hereinafter referred to as the “Property”) more particularly described as:

TAX LOT NO. R6701DB 07600 TAX ACCOUNT NO. 240965

**LOT 2, BLOCK 5, YOCOM ADDITION IN THE CITY OF
WILLAMINA, COUNTY OF YAMHILL, AND STATE OF OREGON.**

- C. WHEREAS, On May 31, 2023, 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 23-158; and
- D. WHEREAS, The Property was offered for sale at the May 31st public auction, with a
minimum bid price of \$96,711; and
- E. WHEREAS, The Property failed to sell at the public auction; and
- F. 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

G. WHEREAS, On June 29, 2023, the County received an unsolicited sealed bid from Rose Dodson (dba The Stone House Collective LLC) to purchase the Property for \$87,000 (see Exhibit A, attached hereto); and

H. WHEREAS, It is in the County's best interest to sell the Property for \$87,000; and now, therefore

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

1. AUTHORIZATION OF SALE; PURCHASE PRICE.

The sale of Tax Lot No. R6701DB 07600 to Rose Dodson as authorized by ORS 275.200 is hereby confirmed for the purchase price of \$ 87,000, 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).

➤ 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:\$ 5,000

➤ 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:

○ Cleanup expenses:\$ 4,568.62

○ Attorney/staff time fee:\$ 10,000.00

○ Surveyor time fee:.....\$ 1,410.00

TOTAL\$ 15,978.62

4. SURPLUS PROCEEDS TO BE HELD FOR A PERIOD OF TWO YEARS.

(A) All surplus proceeds from the sale shall be refunded, following payment of all amounts authorized under ORS 275.275, upon application of the Property's prior owner of record.

(B) In the event that no claim for the surplus proceeds is received by the County within two (2) years after the date of this Board Order, the County shall distribute the surplus funds to the taxing districts as provided in ORS 275.275, and any and all claims by the prior owner of record to the surplus proceeds shall thereby be extinguished pursuant to the authority granted under ORS 98.336.

5. 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).....	\$ <u>5,000.00</u>
To County Counsel (10-25-351.01).....	\$ <u>4,568.62</u>
To County Surveyor (010-021-362.12)	\$ <u>1,410.00</u>
To Yamhill County Foreclosure Refund Proceeds Account.....	\$ <u>35,594.23</u>
To unsegregated tax account.....	\$ <u>40,427.15</u>

DONE at McMinnville, Oregon on July 20, 2023.

ATTEST

KERI HINTON
County Clerk



YAMHILL COUNTY BOARD OF
COMMISSIONERS

Lindsay Berschauer

Chair

LINDSAY BERSCHAUER

By: *Carolina Rook*
Deputy CAROLINA ROOK

Kit Johnston

Commissioner

KIT JOHNSTON

FORM APPROVED BY:

Jodi Gollehon

JODI GOLLEHON
Assistant County Counsel

Mary Starrett

Commissioner

MARY STARRETT

Accepted by Yamhill County
Board of Commissioners on
7.20.23 by Board Order
BO.23-269



SEALED OFFER FORM
Agreement to Purchase

NAME (as you want it to appear on the deed): TBD

MAILING ADDRESS (for tax statements): P.O. Box 725, Dayton OR 97114

PHONE NUMBER: 503-349-8141 EMAIL ADDRESS: rose.dodson@change

The undersigned hereby offers to purchase real property described as:

TAX LOT NO. R 6701 DB 07600 TAX ACCOUNT NO. 240965

from Yamhill County, for \$ 87,000 (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.

Rose Dodson
Signature

Date: 6-28-23

8.0-23-269

commercial.com

After Recording Return to:
The Stone House Collective LLC
11575 NE Lauren Lane
Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202306651

Send Tax Statements To:
The Stone House Collective LLC
11575 NE Lauren Lane
Newberg, OR 97132



\$81.00

DMR-DDMR Cnt=1 Stn=3 SUTTONS
\$5.00 \$5.00 \$11.00 \$60.00

07/20/2023 11:45:31 AM

STATUTORY QUITCLAIM DEED

YAMHILL COUNTY, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to The Stone House Collective, Grantees, all right, title, and interest in and to the following described real property situated in Yamhill County, Oregon:

TAX LOT NO.: R6701DB 07600

TAX ACCOUNT NO. 240965

LOT 2, BLOCK 5, YOCOM ADDITION IN THE CITY OF WILLAMINA, COUNTY OF YAMHILL, AND STATE OF OREGON.

This conveyance is subject to any easements of record.

The true and actual consideration for this transfer is \$87,000.

This conveyance is made pursuant to an Order of the Yamhill County Board of Commissioners Order No. 23-269 dated the 20 day of July, 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 10 day of July, 2023.

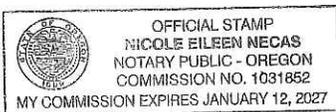
LINDSAY BERSCHAUER, Chairperson

KIT JOHNSTON, Commissioner

MARY STARRETT, Commissioner

State of Oregon)
) ss.
County of Yamhill)

This instrument was acknowledged before me on July 20, 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: 1-12-27