

AGENDA ITEM FOR ADMINISTRATIVE MEETING ( ) Discussion only  
( X ) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Authorize Sale of Property

<p>Background: Authorization is sought for the sale of property foreclosed on for delinquent property tax - Tax Lot 3N2916-DA-600, a small lot in Echo. A bid to purchase was received from Jeffery Huffman for \$100. The property was on the auction in 2015 for \$2,250 and in 2016 for \$337.50, but did not sell. This is the first bid received on the property, and meets the statutory minimum. The matter is before the Board to act on the bid.</p>	<p>Requested Action: Adopt Order No. BCC2016-077</p>
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ATTACHMENTS: Bid; Map; Photo; Proposed Order

Date: (October 13, 2016) Submitted By: Douglas R. Olsen

\*\*\*\*\*For Internal Use Only\*\*\*\*\*

Checkoffs:

- ( ) Dept. Heard (copy)
- ( ) Finance (copy)
- ( ) Budget (copy)
- ( X ) Legal (copy)
- ( ) (Other - List:)

To be notified of Meeting:  
Paul Chalmers

Needed at Meeting:

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Scheduled for meeting on: October 19, 2016

Action taken:

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Follow-up:

**TAX-FORECLOSED PROPERTY OFFER**

DATE: 10/6/2016

UMATILLA COUNTY TAX LOT NUMBER: 600 stanfield or

I WISH TO MAKE AN OFFER OF \$100.00 ON THE ABOVE TAX LOT.

IF MY OFFER IS SUCCESSFUL, I WOULD REQUEST THE QUITCLAIM DEED BE RECORDED IN THE NAME OF Jeffery Huffman

ALL TAX STATEMENTS ARE TO BE SENT TO: 4807 kalahari dr pasco wa 99301

PLEASE SIGN AND PUT THIS OFFER IN A SEALED ENVELOPE WITH THE TAX LOT NUMBER IDENTIFIED ON THE OUTSIDE AND RETURN IT TO:

FORECLOSED PROPERTY / SEALED BID  
UMATILLA COUNTY COURTHOUSE / ATTN: KRIS  
216 SE 4TH ST  
PENDLETON, OR 97801

**THE COUNTY SHALL NOT WARRANT OR DEFEND THE FEE SIMPLE TITLE OF INTERESTS OFFERED FOR SALE TO BE FREE OF DEFECTS OR ENCUMBRANCES. BIDDER SHALL TAKE THE PROPERTY AS IS, IN ITS PRESENT CONDITION, AND SUBJECT TO ANY EASEMENTS OF RECORD, LACK OF ACCESS, ZONING LIMITATIONS AND CONTAINMENT. IT IS WITHIN THE DISCRETION OF THE BOARD OF COMMISSIONERS TO ACCEPT OR REJECT AN OFFER ON ANY TAX FORECLOSED PROPERTY.**

SIGNATURE: 





THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Selling )  
to Jeffery Huffman ) ORDER NO. BCC2016-077  
Property Acquired as a Result )  
of Delinquent Property Taxes )

WHEREAS, pursuant to a General Judgment Foreclosing Tax Lien of the Circuit Court of the State of Oregon for the County of Umatilla, case number CV120976, signed by the court on November 29, 2012, and recorded as Instrument No. 2012-5990093 in the Umatilla County Records, in a suit in which Umatilla County, Oregon, was plaintiff, and Trinidad T. Alvarez, Jr., et al, were defendants, the property known as Umatilla County Tax Lot 3N2916-DA-00600, as described below, was, by the Judgment, sold subject to redemption to Umatilla County, Oregon; and

WHEREAS the said real property had been held by Umatilla County, Oregon, for the period of 2 years from and after the date of the judgment and decree of foreclosure, and on December 31, 2014, Umatilla County was conveyed the real property, by Deed recorded at Instrument No. 2014-6240659, Umatilla County Records; and

WHEREAS, pursuant to ORS 275.110, the Umatilla County Tax Collector attempted to sell this property at public auction on May 27, 2015 for an amount of \$2,250, and on June 7, 2016, for an amount of \$337.50, but there were no bidders at either sale; and

WHEREAS after the public auctions, written bids could be submitted on properties not sold at the auction; and

WHEREAS a written bid on this property recently was submitted by Jeffery Huffman in the amount of \$100.00.

NOW THEREFORE, IT IS ORDERED THAT:

1. Umatilla County has received an offer for the purchase of Umatilla County Tax Lot 3N2916-DA-00600 by Jeffery Huffman in the amount of \$100.00.

2. Pursuant to ORS 275.200, Umatilla County accepts the offer

of Jeffery Huffman for Umatilla County tax lot 3N2916-DA-00600.

3. The Board of Commissioners is authorized to execute a quitclaim deed to Jeffery Huffman, conveying all interest of Umatilla County in the following described real property:

Lot 7, Block 1, Gulliford's Addition, City of Echo, Umatilla County, Oregon, along with adjacent portion of vacated Garfield Street. Subject to and excepting any and all water rights of way, roads and highways, utilities, and easements of record.

DATED this 19th day of October, 2016.

UMATILLA COUNTY BOARD OF COMMISSIONERS

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George L. Murdock, Chair

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W. Lawrence Givens, Commissioner

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William J. Elfering, Commissioner

ATTEST:  
OFFICE OF COUNTY RECORDS

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Records Officer