

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. The property consists of a number of tax lots for undivided interest. The property did not sell at the May 23, 2023 auction. A bid was recently received to purchase the interest from an owner of additional undivided interest in the property. The amount meets the minimum bid amount and is before the Board for approval</p>	<p>Requested Action:  Adopt Order No. BCC2023-030</p>
---	---

ATTACHMENTS: Proposed Order

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:

Needed at Meeting:

\*\*\*\*\*

Scheduled for meeting on: June 21, 2023

Action taken:

\*\*\*\*\*

Follow-up:

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Selling )  
to Christopher B. Holdman ) ORDER NO. BCC2023-030  
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 15CV151392 signed by the court on December 28, 2015, and recorded as Instrument No. 2015-6380216 in the Umatilla County Records, in a suit in which Umatilla County, Oregon, was plaintiff, and Penny Andrews, et al, were defendants, the property known as Umatilla County Tax Lots 5N31-2800U5, 5N3133-A-200U8, 4N31-800U8, 5N31-2900U8, 5N31-4600U8, 5N31-3001U8, 5N31-700U8, and 5N3133-A-600U7 described below, were by the Judgment, sold subject to redemption to Umatilla County, Oregon; and

WHEREAS the said real property had been held by Umatilla County, Oregon, and on March 23, 2018, Umatilla County was conveyed the real property, by Deed recorded at Instrument No. 2018-6690843, Umatilla County Records; and

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 17CV42299 signed by the court on January 30, 2018, and recorded as Instrument No. 2018-6680476 in the Umatilla County Records, in a suit in which Umatilla County, Oregon, was plaintiff, and Nancy J. Able, et al, were defendants, the property known as Umatilla County Tax Lot 5N3133-A-300U5 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, and on February 5, 2020, Umatilla County was conveyed the real property, by Deed recorded at Instrument No. 2020-6970114, Umatilla County Records; and

WHEREAS, pursuant to ORS 275.110, the Umatilla County Tax Collector attempted to sell these property interests at public auction on May 23, 2023, but there were no bidders at the sale; and

WHEREAS a bid was recently received in the amount of \$13,242.

NOW THEREFORE, IT IS ORDERED THAT:

1. Umatilla County has received an offer for the purchase of Umatilla County Tax Lot 5N31-2800U5, 5N3133-A-200U8, 4N31-800U8, 5N31-2900U8, 5N31-4600U8, 5N31-3001U8, 5N31-700U8, 5N3133-A-600U7, and 5N3133-A-300U5 by Christopher B. Holdman for \$13,242.

2. Pursuant to ORS 275.200, Umatilla County accepts the offer of Christopher B. Holdman for the tax lots.

3. The Board of Commissioners is authorized to execute a quitclaim deed to Christopher B. Holdman conveying all interest of Umatilla County in the following described property and interests:

Tract 1 (Umatilla County Tax Lot 5N31-02800U5)

Undivided 6.25 percent interest in the following described property:

West Half of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter, of Section 22; ALSO, the West Half of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, and the Northwest Quarter of the Southwest Quarter, of Section 26; ALSO, all of Section 27; ALSO, East Half of the Southeast Quarter, and the Southeast Quarter of the Northeast Quarter of Section 28; ALSO that portion of the North Half of the Northwest Quarter lying North of the County Road in Section 34, exception therefrom: Commencing at a point 114 rods North of the Southwest Corner of the Northwest Quarter of said Section 34; thence North 25 rods; thence in a Southeasterly direction 20.25 rods to a point 9.7 rods North and 12.25 rods East of said starting point; thence in a Southwesterly direction 15.25 rods to the place of beginning. All being in Township 5 North, Range 31.

Tract 2 (Umatilla County Tax Lot 5N3133-A-00200U8)

Undivided 1/96 interest in the following:

Northeast Quarter of Section 33, Township 5 North, Range 31; Excepting therefrom tracts conveyed by deeds recorded

in Book 16, Page 233; Book 50, Page 363; Book 92, Page 115; Book 92, Page 187; Book 100, Page 257; Book 114, Page 210; Book 114, Page 212; Book 117, Page 639; Book 125, Page 582; Book 127, Page 138 and Book 164, Page 53, Deed Records.

Tract 3 (Umatilla County Tax Lot 4N31-800U8)

Undivided 1/96 interest in the following:

Lot 4 and Southwest Quarter of Northwest Quarter of Section 3, lying West of the County Road; Also, East Half of Section 4, Township 4North, Range 31.

Tract 4 (Umatilla County Tax Lot 5N31-02900U8)

Undivided 1/96 interest in the following:

Northeast Quarter of Southeast Quarter, Southeast Quarter of Southwest Quarter, and South Half of Southeast Quarter, Section 22, Township 5 North, Range 31.

Tract 5 (Umatilla County Tax Lot 5N31-04600U8)

Undivided 1/96 interest in the following:

Southeast Quarter, Section 33; Northeast Quarter, Section 34; Also portion of Northwest Quarter of Section 34 lying South of road, less land described in deed recorded in Book 136, Page 487, Umatilla County Records; Also that portion of West Half of Southwest Quarter of Section 34 lying West of canyon; all being in Township 5 North, Range 31.

Tract 6 (Umatilla County Tax Lot 5N31-03001U8)

Undivided 3.645 percent interest in the following:

All that portion of South Half of Section 23 lying Easterly of private road as said road runs in general North South direction through said South Half; West Half of Northeast Quarter; Southeast Quarter of Northwest Quarter; Northwest Quarter of Southeast Quarter; Northeast Quarter of Southwest Quarter, Section 26; All that portion of Southwest Quarter of Southeast Quarter

and of South Half of Southwest Quarter, Section 26 lying Northerly of County Road No. 887, aka Helix Highway; all being in Township 5 North, Range 31.

Tract 7 (Umatilla County Tax Lot 5N31-3700U8)

Undivided 3.645 percent interest in the following:

East Half of West Half; North Half of Northeast Quarter; Southwest Quarter of Northeast Quarter; West Half of Southeast Quarter, Section 28, Township 5 North, Range 31.

Tract 8 (Umatilla County Tax Lot 5N3133-A-00600U7)

Undivided 4.86 percent interest in the following:

Beginning at Southeast corner of Northeast Quarter of Section 33, Township 5 North, Range 31; thence North 01° 05' East 509.4 feet to the true point of beginning of this description; thence North 69° 55' West 140 feet; thence North 18° 36' East 246.3 feet to middle of Middle Cold Springs Canyon; thence Southeasterly along middle of Middle Cold Springs Canyon, 146 feet to a point which bears North 20° 05' West 205.8 feet from the point of beginning; thence South 20° 05' West 205.8 feet, more or less, to the point of beginning;

EXCEPTING THEREFROM beginning at Southeast corner of Northeast Quarter of Section 33; thence North 01° 05' West 509.4 feet to the point of beginning; thence North 20° 05' East 60 feet North 69° 55' West 30 feet; thence South 20° 05' West 60 feet; thence South 69° 55' East to the point of beginning.

Tract 9 (Umatilla County Tax Lot 5S3133-A-00300U5)

Undivided 6.25% interest in following described property:

Commencing at the Southwest corner of the Northeast Quarter of Section 33, Township 5 North, Range 31; thence running North 1,010 feet; thence easterly meandering along the County Road 853 feet; thence southerly 550 feet to a point 710 feet East of the point of beginning; thence West 710 feet to the place of beginning. Also

Commencing at a point 710 feet East of the Southwest corner of the Northeast Quarter of Section 3, Township 5 North, Range 31; thence East 830 feet, more or less, to the bottom of the ravine; thence in a Northerly direction along the bottom of said ravine 365 feet, more or less, to the southerly line of creek bed; thence in a northwesterly direction along the southerly line of said creek bed 942 feet, more or less, to a point 550 feet North of the place of beginning; thence South 550 feet to the place of beginning. Excepting portion conveyed to State of Oregon, acting by and through the State Highway Commission, recorded in Book 120, Page 570, Umatilla County Records.

All being East of Willamette Meridian, Umatilla County, Oregon. Subject to and excepting any and all water rights of way, roads and highways, and easements of record.

DATED this 21<sup>st</sup> day of June, 2023.

UMATILLA COUNTY BOARD OF COMMISSIONERS

---

Daniel N. Dorran, Chair

---

John M. Shafer, Commissioner

---

Celinda A. Timmons, Commissioner

ATTEST:  
OFFICE OF COUNTY RECORDS

---

Records Officer