

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 5N2815-AC-3500. The current occupants purchased the property through an unrecorded contract and were not aware of the delinquent property taxes until recently. As provided under state law, the Board of Commissioners has the discretion to sell the property back to the owner/purchaser for an amount not less than the amount of property taxes that were delinquent. In this case, the amount is approximately \$5,000. The county has received the request to repurchase the property for that amount.</p>	<p>Requested Action: Adopt Order No. TX2021-02</p>
---	--

ATTACHMENTS: Proposed Order

*****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: March 17, 2021

Action taken:

Follow-up:

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Conveying)
Tax Foreclosed Property) ORDER NO. TX2021-02
to Efrain Arnulfo Uriarte)
Cardenas and Celida Gaxiola)
Uriarte)

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 18CV38305, signed by the court on February 14, 2019, and recorded as Instrument No. 2019-6820509 in the Umatilla County Records, in a suit in which Umatilla County, Oregon, was plaintiff, and Ralph Appleyquist, et al, were defendants, the property known as Umatilla County Tax Lot 5N2815-AC-03500, 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 March 1, 2021, Umatilla County was conveyed the real property, by Deed recorded at Instrument No. 2021-7160507, Umatilla County Records; and

WHEREAS ORS 275.180 provides that the Board of Commissioners may at any time, without the publication of any notice, sell and convey to the record owner any property acquired by the county for delinquent taxes for not less than the amount of taxes and interest accrued and charged against the property at the time the county acquired the property, plus interest at the rate of six percent per annum from the date of acquisition; and

WHEREAS Umatilla County was provided documents that Efrain Arnulfo Uriarte Cardenas and Celida Gaxiola Uriarte are the contract purchasers of the property; and

WHEREAS Umatilla County will receive funds in an amount which is equal to the amount of taxes and interest accrued against the property, plus interest, and the request to re-acquire the property by the record owner.

NOW THEREFORE, IT IS ORDERED THAT:

1. Pursuant to ORS 275.180, Umatilla County will convey the below described property to Efrain Arnulfo Uriarte Cardenas and Celida Gaxiola Uriarte, which was acquired by Umatilla County for delinquent taxes, for the amount of \$5,163.13.

2. The Board of Commissioners is authorized to execute a deed to Efrain Arnulfo Uriarte Cardenas and Celida Gaxiola Uriarte, conveying the following described property, subject to all water rights of way and roads, easements, and liens or claims arising out of any assessment for a local improvement levied by any municipal corporation, and any title or equity of the municipal corporation predicated on or growing out of any such lien or assessment:

Lot 10, Block 1, McNary Manor, a Planned Unit Development Subdivision to the City of Umatilla, Umatilla County, Oregon.

DATED this 17th day of March, 2021.

UMATILLA COUNTY BOARD OF COMMISSIONERS

George L. Murdock, Chair

John M. Shafer, Commissioner

Daniel N. Dorran, Commissioner

ATTEST:
OFFICE OF COUNTY RECORDS

Records Officer