



**DAN JOHNSON**  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

May 11, 2023

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

**Approval to Allow Repurchase of 00954916/ 34E35B 00400 by Mr. Jeffry Goodrich for \$81,460.17. No County General Funds are involved.**

<b>Previous Board Action/Review</b>	3/07/2023: BCC reviewed and approved the repurchase of 00954916/ 34E35B 00400 by Mr. Jeffry Goodrich for \$81,460.17.		
<b>Performance Clackamas</b>	<p>1. The purpose of the Department of Transportation and Development (DTD) / Property Disposition program is to provide management and disposition of tax foreclosed properties and non-performing timberlands to Clackamas County, taxing entities and the public so they can benefit from the assets being re-purposed for public benefit or returned to the tax rolls.</p> <p>Conveying county-owned properties advances the goal of repurposing properties for public benefit or returning them to the tax rolls.</p> <p>2. Build public trust through good government by conducting property transactions in a transparent manner.</p>		
<b>Counsel Review</b>	Yes	<b>Procurement Review</b>	N/A
<b>Contact Person</b>	D'Anne Rome	<b>Contact Phone</b>	503-742-4384

**EXECUTIVE SUMMARY:**

Mr. Jeffry Goodrich was granted approval by the Board of County Commissioners on March 7, 2023 to repurchase his former real property deeded to the County in December 2021 for non-payment of property taxes. Mr. Goodrich has made the required payment of \$81,460.17 and is requesting that the County complete the transfer of parcel 00954916/ 34E35B 00400 back to him. This amount represents past due taxes, penalties, interest, associated management costs and DTD - Property Disposition Management fee.

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Clackamas County's Department of Assessment and Taxation annually forecloses on tax delinquent properties. The foreclosure process is a six-year process – taxes are delinquent for three years, at the end of the third year the foreclosure judgment is filed, there is a two year right of redemption, and in the sixth year, foreclosure occurs. Properties are then deeded to the County in lieu of uncollected taxes. Following the recording of the deed, the management and disposition of properties are transferred to the Property Disposition Division of the Department of Business and Community Services.

Adopted Property Disposition Procedures, approved by the BCC on October 4, 2018, section A.2.c. stipulate that at the discretion of the County, and with extenuating circumstances, the record owner or contract purchaser may be given the opportunity to repurchase the property pursuant to ORS 275.180. Said repurchase shall be in the amount of the total back taxes, interest, penalties, and County costs & administrative fee.

**RECOMMENDATION:**

Staff respectfully recommends Board of County Commissioners approve the attached Board Order and quit claim deed authorizing the transfer of 34E35B 00400 back to Jeffry Goodrich for \$81,460.17.

Respectfully submitted,

*Dan Johnson*

Dan Johnson, Director  
Department of Transportation & Development

Attachments

1. 34E35B 00400 Quit Claim Deed
2. 34E35B 00400 Board Order

After recording return to:  
Clackamas County, Sarah Eckman/D. Rome  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:  
Jeffry D. Goodrich  
35013 SE Divers Rd.  
Estacada, OR 97023

### STATUTORY QUITCLAIM DEED

***CLACKAMAS COUNTY, OREGON***, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to Jeffry D. Goodrich, Grantee, all its right, title and interest in that real property situated in Clackamas County, Oregon, and being described as described in Exhibit A.

*The true and actual consideration being paid for this transfer is \$81,460.17 This amount excludes any amount for liens, mortgages, contract, indebtedness, or other encumbrances existing against the above-described real property to which the property remains subject or which the purchaser agrees to pay or assume.*

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, AND 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, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

*Clackamas County, Oregon approved by its Board of County Commissioners by Board Order Number 2023-\_\_\_\_\_.*

Date this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**CLACKAMAS COUNTY**

\_\_\_\_\_  
*Tootie Smith, Chair,  
Clackamas County Board of County Commissioners*

*State of Oregon            }*  
*County of Clackamas    }*

*This document was acknowledged before me on \_\_\_\_\_, 2023, by*  
*\_\_\_\_\_, authorized to act on behalf of Clackamas County.*

\_\_\_\_\_  
*Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_*

Exhibit "A"

*A tract of land situated in section 35, Township 3 South, Range 4 East of the Willamette Meridian, Clackamas County and State of Oregon, being more particularly describe as follows:*

*Commencing at a stone at the Southwest corner of the Northeast quarter of the Northeast quarter of the Northwest quarter of section 35, Township 3 South, Range 4 east of the Willamette Meridian; running thence North 6.35 chains to a stone; thence East 27.50 chains to a stone; thence South 1.55 chains to a stone; thence East 4 chains to the center of the county road; thence South along the center of the of the county road 5 chains to a stone; thence west 31.50 chains to the place of beginning.*

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving The  
Transfer of Real Property



Board Order No. \_\_\_\_\_

**Whereas**, this matter coming before the Board at this time, and it appearing that Clackamas County wishes to transfer all rights, title and interest in the real estate described as follows:

*A tract of land situated in section 35, Township 3 South, Range 4 East of the Willamette Meridian, Clackamas County and State of Oregon, being more particularly describe as follows:*

*Commencing at a stone at the Southwest corner of the Northeast quarter of the Northeast quarter of the Northwest quarter of section 35, Township 3 South, Range 4 east of the Willamette Meridian; running thence North 6.35 chains to a stone; thence East 27.50 chains to a stone; thence South 1.55 chains to a stone; thence East 4 chains to the center of the county road; thence South along the center of the of the county road 5 chains to a stone; thence west 31.50 chains to the place of beginning; **and***

**Whereas**, it further appearing that pursuant to ORS 271.310 and ORS 275.180 this Board has the authority to transfer real property owned by the County through foreclosure; and

**Whereas**, it further appearing that County staff have determined that this transfer of real property furthers the public interest;

**NOW, THEREFORE, IT IS HEREBY ORDERED** that Clackamas County transfer by quitclaim deed the real estate described above.

**DATED** this \_\_\_\_ day of May, 2023.

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary