



DAN JOHNSON
DIRECTOR

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

July 14, 2022

Board of County Commissioners
Clackamas County

Members of the Board:

Approval to Quitclaim deed equal ownership of Peaceful Lane (34E25 01001 Parcel 00944474) to interested adjoining property owners. County General Funds are not involved.

Purpose/Outcomes	Approval to Quitclaim deed equal ownership of Peaceful Lane (34E25 01001 Parcel 00944474) to interested adjoining property owners
Dollar Amount and Fiscal Impact	No cost associated with Quitclaim; returning property to tax rolls
Funding Source	None
Duration	In perpetuity
Previous Board Action/Review	Approved to move forward at Issues Consent on July 12, 2022
Strategic Plan Alignment	<p>1. The purpose of the Department of Transportation and Development (DTD)/Property Disposition line of business is to provide land and surplus property management services to County departments and elected officials on behalf of the public so they can make informed decisions regarding land development and infrastructure, and generate additional revenue to support, maintain, and enhance other public services. 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>
Counsel Review	6/29/2022, KR
Procurement Review	1. Was the item processed through Procurement? yes <input type="checkbox"/> no <input checked="" type="checkbox"/> This item is a quitclaim deed..
Contact Person	Sarah Eckman, DTD Assistant Director, 503-894-3135 Kathleen Rastetter, Senior Asst. County Counsel, 503-742-5398
Contract No.	N/A

Background: Parcel 00944474/34E25 01001 was received by tax foreclosure in 1983 for \$130.93 in delinquent taxes per deed 1983-11857. The property is located at the intersection of Coupland Rd. & Peaceful Ln. in Estacada (no situs address assigned), and is approximately .61 acres. A map of the parcel is attached to this memo.

DTD/Property Disposition considered the tax foreclosed property assets to be declared as surplus and consistent with standard practice, developed a list of properties available for acquisition, which was distributed to County Departments, local Municipalities, County agencies and Special Districts. Acquisition of this parcel was not sought out by any of these entities.

DTD/Property Disposition proposes to convey by quitclaim deed equal ownership of Peaceful Lane (34E25 01001 Parcel 00944474) to interested adjoining property owners. Conveying the strip equally & jointly to adjacent property owner's that benefit from its use, would return the parcel to taxable status while relieving the County of usage oversight and maintenance of the parcel. DTD/Property Disposition have consulted with County Counsel and they agree this solution would best serve all adjacent property owners equally.

RECOMMENDATION:

Staff respectfully recommend conveyance by quitclaim deed equal ownership of Peaceful Lane (34E25 01001 Parcel 00944474) to interested adjoining property owners, returning the property to the tax rolls.

ATTACHMENTS:

1. Quit Claim Deed Tax Lot 34E25 01001 Parcel 00944474
2. Board Order # _____
3. Parcel map

Respectfully submitted,



Sarah Eckman, Assistant Director
Department of Transportation and Development

After recording return to:
Clackamas County, Sarah Eckman/D. Rome
150 Beaver Creek Road, STE 419
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:
Hannah B. & Kylan S. Umphress
33300 SE Peaceful Ln.
Estacada, OR 97023

QUITCLAIM DEED

CLACKAMAS COUNTY, OREGON, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to Hanna B. & Kylan S. Umphress (husband & wife), Harold Cafourek, Jefferey W. Morrison, Mark Smith Jr. & Courtney Smith (husband & wife), John D. Stagg & Sharon Deemer-Stagg (husband & wife), the following described real estate, situated in the County of Clackamas, State of Oregon, to-wit, *Grantee, all its right, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:*

The west 20.0' of the southeast quarter of the northwest quarter of section 25, T. 3S, R. 4E, of the W.M. in the County of Clackamas and State of Oregon.

Reserving there from an easement for roadway and utility purposes over the whole said 20.0 front strip, said easement to be appurtenant to the balance of the lands described in the contract to the Spon Lauer Enterprises, Inc., recorded April 25, 1967 in deed book 689, page 89.

The true and actual consideration being paid for this transfer is other consideration given. 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 [Click here to enter text..](#)

Date this the _____ day of _____, 2022.

CLACKAMAS COUNTY

Tootie Smith, Chair,
Clackamas County Board of County Commissioners

State of Oregon }
County of Clackamas }

This document was acknowledged before me on _____ day of _____ 2022, by

Tootie Smith, Chair of the Clackamas County Board of County Commissioners.

Notary Public for Oregon
My Commission Expires: _____

**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:

The west 20.0' of the southeast quarter of the northwest quarter of section 25, T. 3S, R. 4E, of the W.M. in the County of Clackamas and State of Oregon; and

Whereas, it further appearing that pursuant to ORS 271.310 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;

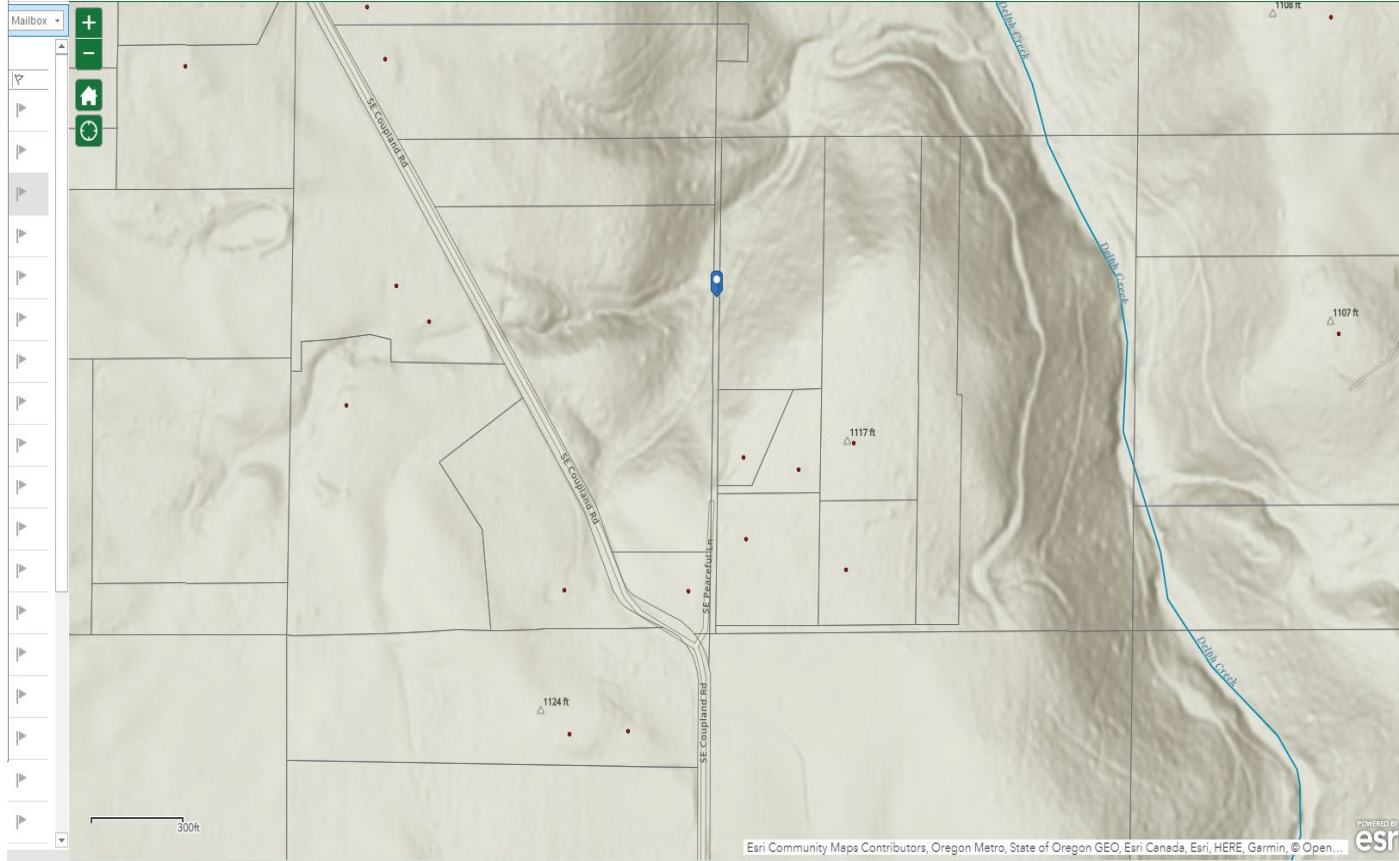
NOW, THEREFORE, IT IS HEREBY ORDERED that Clackamas County transfer by quitclaim deed the real estate described above.

DATED this ____ day of July, 2022.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary



Public Notification

Select or search for a feature in the map

▼ Address Search (taxlots) 🔍

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Select Clear

Apply a search distance

1000 Feet

Addressee Layer

Taxlot Owners

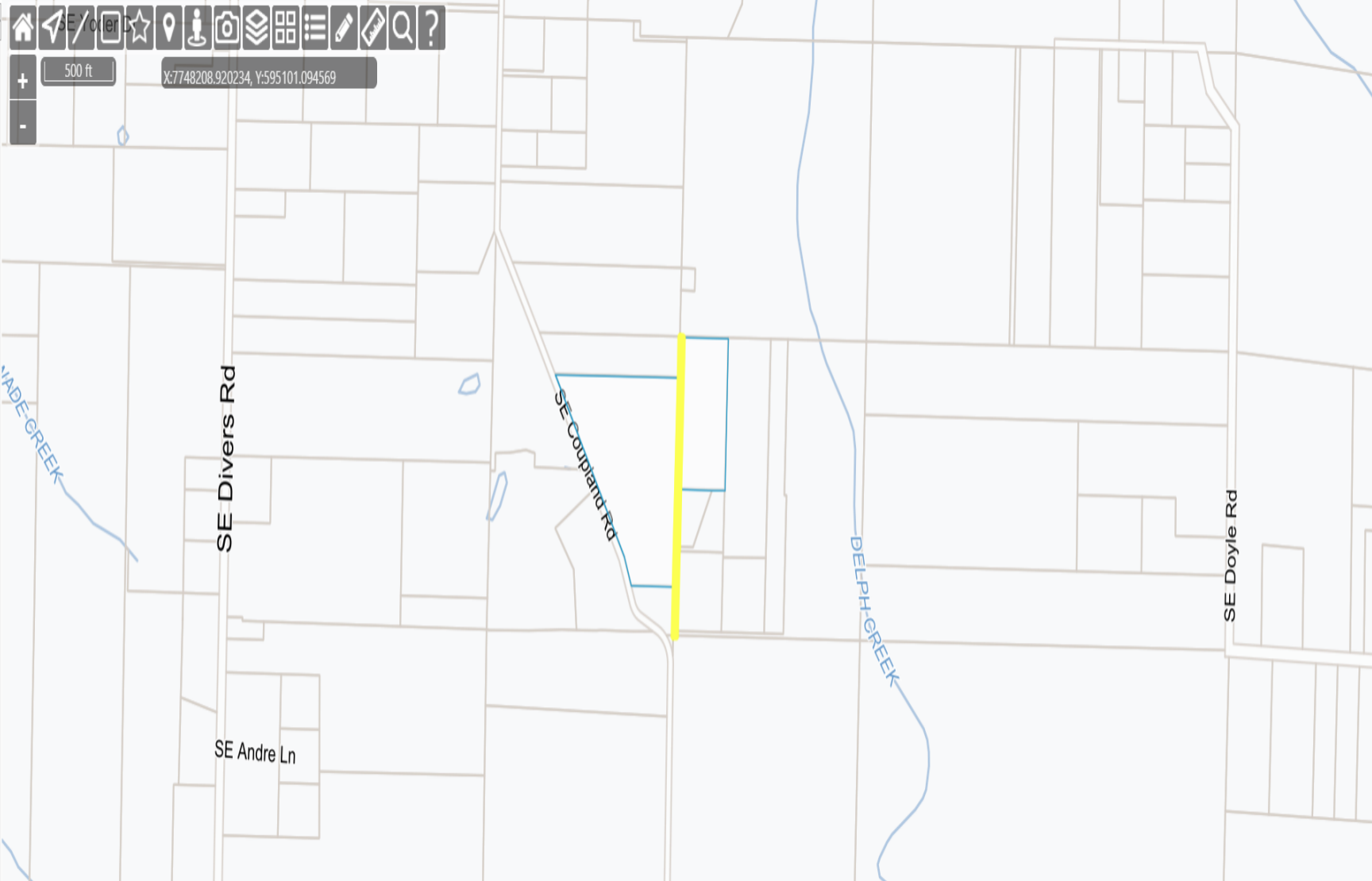
Format

Comma-separated values (CSV)

Show all X



500 ft X:7748208.920234, Y:595101.094569



COVER SHEET

- New Agreement/Contract
- Amendment/Change/Extension to _____
- Other _____

Originating County Department: _____

Other party to contract/agreement: _____

Description:

After recording please return to: _____

County Admin

Procurement

If applicable, complete the following:

Board Agenda Date/Item Number: _____