



**DAN JOHNSON**  
DIRECTOR

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

August 17, 2023

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

Board of County Commissioners  
Clackamas County

**Approval of Sale Documents for seven (7) Properties Sold at the June 2023 Surplus Property Auction. Total value is \$1,324,000. No County General Funds are involved.**

<b>Previous Board Action/Review</b>	<ul style="list-style-type: none"> <li>Briefed at Executive Session April 11, 2023</li> <li>April 20, 2023: Board of County Commissioners approved list of properties declared as surplus with intent to sell at auction</li> <li>Discussed at Issues: August 15, 2023</li> </ul>		
<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 to Clackamas County, taxing entities and the public so they can benefit from the assets being repurposed for public benefit or returned to the tax rolls. 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, S. Foreman	<b>Procurement Review</b>	No
<b>Contact Person</b>	D'Anne Rome, Property Agent Specialist	<b>Contact Phone</b>	503-742-4384

**EXECUTIVE SUMMARY:** The Department of Transportation and Development (DTD) Property Disposition requests BCC approval and signature for the recording of seven deeds to complete the transfer of properties sold at the June 21, 2023 Clackamas County Surplus Property Auction.

On April 20, 2023, the BCC reviewed and approved a list of tax foreclosed parcels for declaration as surplus. The surplus properties were then offered at a public auction on June 21, 2023. We are pleased to report that as a result of the auction, seven of the 12 properties offered were sold, grossing a total of \$1,324,000.

For Filing Use Only

After deducting auction expenses, IRS lien payments, cleanup and maintenance costs, as well as property disposition fees, the net amount realized from the auction stands at \$727,000.

Per the recent Supreme Court case decision, Tyler vs Hennepin County, we have notified previous property owners of potential surplus funds, giving them until January 26, 2024 to claim them. After this date, any unclaimed funds will be allocated consistent with Property Disposition procedures, which could result in remaining funds being distributed to area taxing districts.

Our primary mission is to efficiently manage and dispose of tax foreclosed properties. Through this auction, we have successfully achieved this objective. The properties, which were previously underutilized, will now be transferred to new owners who will contribute to the local tax base. This aligns with the County's goals of fostering economic growth and revitalizing our community.

Attached is an auction result packet, along with the quit claim deeds necessary to transfer the properties to their respective buyers. We kindly request that you approve, sign, and authorize the recording of these deeds. Once completed, we will finalize the transfer of the properties and update the tax rolls accordingly.

**Recommendation:** Approve the attached quit claim deeds transferring seven (7) properties, returning them to the tax rolls.

Respectfully,

*Dan Johnson*

Dan Johnson, Director  
Department of Transportation and Development

**Attachments**

1. Auction Results Packet
2. Quit Claim Deeds (7)





**DAN JOHNSON**  
DIRECTOR

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



**Results - June 2023 Real Property Surplus Auction**

Item #	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Final Bid
1		<p>Tax Lot Number 22E15C 00702 Parcel Number 00485996 Unimproved parcel new Clackamas River Dr., 97045 Unincorporated Clackamas County</p> <p>Zone EFU: 1.37 Acres Fire District: Clackamas RFPD #1 Park District: Not in District School District: Oregon City Sewer: Not In District Water: Not in District</p> <p>Latitude: +45.2341484 Longitude: -122.331831</p>	\$52,910	\$26,455	\$65,000



*\* All sales may be subject the Tyler vs Hennepin Ruling.*

Item #	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Final Bid
2		<p>Tax Lot Number 22E18DC00209 Parcel Number 00518719</p> <p>Improved parcel located at 18148 SE SUN MEADOW CT, MILWAUKIE, 97267 Zone R7: 0.1 Acres Fire District: Clackamas RFPD #1 Park District: NORTH CLACKAMAS PARKS AND REC School District: Oregon City Sewer: Oak Lodge Water Services District Water: OAK LODGE</p> <p>Latitude: +45.233236 Longitude: -122.36195</p>	\$410,444	\$266,250	\$320,000
3		<p>Tax Lot Number 22E19AD07000 Parcel Number 00523357</p> <p>Improved parcel located at 1640 MANOR DR, GLADSTONE, OR 97027</p> <p>Zone R7.2: 0.28 Acres Fire District: Gladstone Park District: Not in District School District: Gladstone Sewer: WES Tri-City Water: Gladstone</p> <p>Latitude: +45.2306614 Longitude: -122.36248631</p>	\$422,141	\$157,000	\$240,000



\* All sales may be subject the Tyler vs Hennepin Ruling.

Item #	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Final Bid
4		<p>Tax Lot Number 22E31DA01601  Parcel Number 00578841  Unimproved parcel located at  6th St &amp; Van Buren St, Oregon City, 97045</p> <p>Zone R3.5: 0.15 Acres  Fire District: Clackamas RFPD #1  Park District: Not in District  School District: Oregon City  Sewer: WES TRI-CITY  Water: Oregon City  Latitude: +45.2107856 Longitude: -122.355926</p>	\$81,202	\$40,606	No Bid
5		<p>Tax Lot Number 22E31DA03200  Parcel Number 00579029  Unimproved parcel located at  5th St &amp; Jq Adams St, Oregon City, 97045</p> <p>Zone MUC1: 0.03 Acres  Fire District: Clackamas RFPD #1  Park District: Not in District  School District: Oregon City  Sewer: WES TRI-CITY  Water: Oregon City  Latitude: +45.2108935 Longitude: -122.361040</p>	\$24,338	\$6,084	No Bid

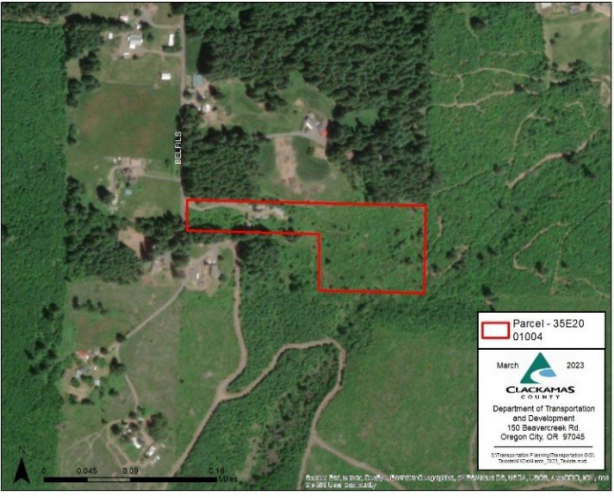

\* All sales may be subject the Tyler vs Hennepin Ruling.

Item #	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Final Bid
6		<p>Tax Lot Number 24E08 00502 Parcel Number 00651048 Improved parcel located at 31262 SE KELSO RD, BORING, 97009</p> <p>Zone RFFF5: 5.16 Acres Fire District: Clackamas RFPD #1 Park District: NOT IN A DISTRICT School District: OREGON TRAIL Sewer: Not in a District Water: Not in a District Latitude: -122.202907 Longitude: +45.25001630</p>	\$559,213	\$368,550	\$440,000
7		<p>Tax Lot Number 27E32BC11900 Parcel Number 00733987 Unimproved parcel located at or near E Hwy 26 &amp; E Lataurelle Ave, Unincorporated Clackamas Co., 97011</p> <p>Zone RR: 0.17 Acres Fire District: Hoodland Fire Dist #74 Park District: Not in District School District: Oregon Trail Sewer: Not in District Water: Not in District Latitude: +45.2113392 Longitude: -121.585874</p>	\$77,269	\$19,317	\$20,000

\* All sales may be subject the Tyler vs Hennepin Ruling.


Item #	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Final Bid
8		<p>Tax Lot Number 27E32BD05200, 05300 &amp; 05400  Parcel Number 00734487, 0073496 &amp; 00734502  Improved parcel located at  66947 E Oregon St, Welches, OR 97011</p> <p>Zone RR: 0.21 Acres  Fire District: Hoodland Fire Dist #74  Park District: Not in District  School District: Oregon Trail  Sewer: Not In District  Water: Not in District  Latitude: +45.2113639 Longitude: -121.583364</p>	\$117,834	\$88,375	No Bid
9		<p>Tax Lot Number 35E05 01401  Parcel Number 00958137  Improved parcel located at  42990 SE WILDCAT MOUNTAIN DR SANDY 97055</p> <p>Zone RRF5: 3.04 Acres  Fire District: Sandy Fire Dist #72  Park District: Not in District  School District: Oregon Trail  Sewer: Not In District  Water: Not in District  Latitude: +45.2015543 Longitude: -122.131418</p>	\$276,941	\$207,705	No Bid

\* All sales may be subject the Tyler vs Hennepin Ruling.

Item #	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Final Bid
10		<p>Tax Lot Number 35E20 01004  Parcel Number 00961622  Improved parcel located at  32390 SE BELFILS RD ESTACADA 97023</p> <p>Zone AGF: 8.86 Acres  Fire District: Estacada Fire Dist #69  Park District: Not in District  School District: Estacada  Sewer: Not In District  Water: Not in District  Latitude: +45.1717132 Longitude: -122.133612</p>	\$419,185	\$217,500	\$217,500
11		<p>Tax Lot Number 37E03BA02100  Parcel Number 00964816  Unimproved parcel located at  E Salmonberry Rd &amp; E Arthur Hailey Rd, Unincorporated  Clackamas Co., 97049</p> <p>Zone RR: 0.11 Acres  Fire District: Hoodland Fire Dist #74  Park District: Not in District  School District: Oregon Trail  Sewer: Not In District  Water: RHODODENDRON WATER ASSOCIATION  Latitude: Longitude: -121.561227</p>	\$23,289	\$11,644	\$22,000

\* All sales may be subject the Tyler vs Hennepin Ruling.



Item #	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Final Bid
12		<p>Tax Lot Number 37E03CA05200  Parcel Number 00967797  Unimproved parcel located at  E Pinner Rd &amp; E Jennie Ln, Unincorporated Clackamas  Co., 97049</p> <p>Zone RR: 0.17 Acres  Fire District: Hoodland Fire Dist #74  Park District: Not in District  School District: Oregon Trail  Sewer: Not In District  Water: RHODODENDRON WATER ASSOCIATION  Latitude: +45.2018216 Longitude: -121.555075</p>	\$65,209	\$32,604	No Bid

*\* All sales may be subject the Tyler vs Hennepin Ruling.*

After recording return to:

Clackamas County  
Property Disposition  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Pathway for Learning LLC  
Arthur David & Kathryn Toth  
1202 Taylor St.  
Oregon City, OR 97045

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Pathway for Learning LLC & Arthur David & Kathryn Toth, Husband & Wife, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property").

*The true and actual consideration being paid for this transfer is \$65,000. 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 Grantee 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-\_\_\_\_\_.*

Dated this \_\_\_\_\_ day of August, 2023.

**CLACKAMAS COUNTY**

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

State of Oregon            }  
County of Clackamas       }

This record was acknowledged before me on this \_\_\_\_\_ day of August, 2023  
by \_\_\_\_\_, as Chair of the Clackamas County Board of County  
Commissioners.

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

## EXHIBIT A to Quit Claim Deed

### Legal Description

Part of Lots 5, 6, and 8, FRUITDALE, in Clackamas County, Oregon, described as follows:

Beginning at a 1/2 inch iron rod that is 704.9 feet East from the Southwest corner of said plat of FRUITDALE; thence North 11 degrees 23' East 339.7 feet, more or less, to a point on the Southerly line of that tract sold on contract to Murray D. Mehlhoff, et ux, recorded April 27, 1972, as Recorder's Fee No. 72-11694, Clackamas County Records; thence South 78 degrees 41' East along the Southerly line of said Mehlhoff tract, and the Southerly line of that tract conveyed to Norman P. McMillon, et ux, by Deed recorded April 27, 1972, as Recorder's Fee No. 72-11693, Clackamas County Records, 150 feet, more or less, to a point on the Westerly line of that tract conveyed to William M. Skirvin, et ux, by Deed recorded April 22, 1971, as Recorder's Fee No. 71-11698, Clackamas County Records; thence South 11 degrees 23' West along said Westerly line, 210 feet, more or less, to a point on the Northerly line of said Lot 8; thence southeasterly along said Northerly line, 80 feet, more or less, to an angle corner thereon; thence Easterly along said Northerly lot line, 198.7 feet, more or less, to the East line of that tract described in Book 305, Page 453, Clackamas County Deed Records; thence South along said East line, 33 feet, more or less, to the Southeast corner thereof on the South line of said recorded plat of FRUITDALE; thence West along said South plat line, 449.2 feet to the point of beginning.

After recording return to:

Clackamas County  
Property Disposition  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Paul Wiederhold  
6311 SW Southview Place  
Portland, OR 97219

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Paul Wiederhold, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

*See Exhibit A (the "Property")*

*The true and actual consideration being paid for this transfer is \$320,000. 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 Grantee 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-\_\_\_\_\_.*

Dated this \_\_\_\_\_ day of August, 2023.

**CLACKAMAS COUNTY**

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

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

*This record was acknowledged before me on this \_\_\_\_\_ day of August, 2023  
by \_\_\_\_\_, as Chair of the Clackamas County Board of County  
Commissioners.*

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

**EXHIBIT A to Quit Claim Deed**

**Legal Description**

Lot 9, WHISPERING OAKS, in the County of Clackamas and State of Oregon;

EXCEPTING THEREFROM the Southwesterly 1.0 feet, said Southwesterly 1.0 foot to be determined by a line drawn parallel with and 1.0 foot equidistant from the Southwesterly line of said Lot 9.

After recording return to:

Clackamas County  
Property Disposition  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Michael McElroy  
8230 SE Clatsop Street  
Happy Valley, OR 97086

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Michael McElroy, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

**Lot 5, Block 3, WELTER PARK, in the City of Gladstone, County of Clackamas and State of Oregon.**

*The true and actual consideration being paid for this transfer is \$240,000. 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 Grantee 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-\_\_\_\_\_.*



Dated this \_\_\_\_\_ day of August, 2023.

**CLACKAMAS COUNTY**

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

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

*This record was acknowledged before me on this \_\_\_\_\_ day of August, 2023*

*by \_\_\_\_\_, as Chair of the Clackamas County Board of County  
Commissioners.*

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

After recording return to:

Clackamas County  
Property Disposition  
150 Beavercreek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Harris Katz & Amrita Kang  
22099 S. Bristlin Road  
Oregon City, OR 97045

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Harris Katz & Amrita Kang, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

*See Exhibit A (the "Property")*

*The true and actual consideration being paid for this transfer is \$440,000. 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 Grantee 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-\_\_\_\_\_.*

Dated this \_\_\_\_\_ day of August, 2023.

**CLACKAMAS COUNTY**

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

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

*This record was acknowledged before me on this \_\_\_\_\_ day of August, 2023  
by \_\_\_\_\_, as Chair of the Clackamas County Board of County  
Commissioners.*

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

**EXHIBIT A to Quit Claim Deed**

**Legal Description**

Real property located in the City of Boring, County of Clackamas, State of Oregon, described as follows:

Part of the Northwest quarter of the Northeast quarter of Section 8, Township 2 South, Range 4 East, of the Willamette Meridian, Clackamas County, Oregon, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of said Section 8;

Thence East along the North section line 264.00 feet;

Thence South 1 degree 46' 27" West 991.46 feet, more or less, to a point on the North line of a tract conveyed to Lewis H. Skaggs and wife, in contract recorded September 27, 1967, in Deed Book 697, page 795;

Thence South 89 degrees 59' 15" West along the North line of said Skaggs tract 264.00 feet to the center line of the Epperson and Kelley Road No. 118, on the West line of said Northeast quarter;

Thence North 1 degree 46' 27" East along said center line, being along said West line of said Northeast quarter, to the place of beginning.

After recording return to:

Clackamas County  
Property Disposition  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Justin Wimmer  
PO Box 5536  
Bend, OR 97708

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Justin Wimmer, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

**Lots 15, 16 and 17, Block 32, MT. HOOD WILDWOOD, Clackamas County, Oregon.**

*The true and actual consideration being paid for this transfer is \$20,000. 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 Grantee 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-\_\_\_\_\_.*

Dated this \_\_\_\_\_ day of August, 2023.

**CLACKAMAS COUNTY**

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

State of Oregon            }  
County of Clackamas       }

This record was acknowledged before me on this \_\_\_\_\_ day of August, 2023

by \_\_\_\_\_, as Chair of the Clackamas County Board of County  
Commissioners.

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

After recording return to:

Clackamas County  
Property Disposition  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Tani Morris  
31955 SE Belfils Road  
Estacada, OR 97023

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Tani Morris, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

See Exhibit A (the "Property")

*The true and actual consideration being paid for this transfer is \$217,500. 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 Grantee 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-\_\_\_\_\_.*

Dated this \_\_\_\_\_ day of August, 2023.

**CLACKAMAS COUNTY**

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

State of Oregon            }  
County of Clackamas       }

This record was acknowledged before me on this \_\_\_\_\_ day of August, 2023

by \_\_\_\_\_, as Chair of the Clackamas County Board of County  
Commissioners.

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



## **EXHIBIT A to Quit Claim Deed**

### **Legal Description**

A tract of land situated in the Southwest one-quarter of the Southwest one-quarter of Section 20, Township 3 South, Range 5 East of the Willamette Meridian in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 20; thence West along the South line of Section 20, a distance of 580.0 feet; thence Northerly parallel with the West line of Section 20, a distance of 300.0 feet; thence West, parallel with the South line of Section 20, a distance of 730.0 feet, more or less, to a point in the East line of County Road No. 1174; thence Northerly along said East line, a distance of 160.0 feet to the North line of the South 462.00 feet of said legal subdivision; thence East, parallel with the South line of Section 20, a distance of 1310 feet, more or less, to a point in the East line of said Southwest one-quarter of Southwest one-quarter; thence Southerly along said East line, a distance of 462.0 feet to the point of beginning.

After recording return to:

Clackamas County  
Property Disposition  
150 Beaver Creek Road, 3<sup>rd</sup> Floor  
Oregon City, OR 97045

Until a change is requested all taxes shall be sent to:

Jason Gerstenkorn  
Leah Daul  
PO Box 205  
Brightwood, OR 97011

### **QUITCLAIM DEED**

**CLACKAMAS COUNTY, OREGON**, a political subdivision of the State of Oregon, Grantor, releases, and quitclaims to Jason Gerstenkorn & Leah Daul, Grantee, all its rights, title and interest in that real property situated in Clackamas County, Oregon, and being described as follows:

**Lots 6 and 7, Block 2, MOUNT HOOD WOODLAND PARK, in the County of Clackamas and State of Oregon.**

*The true and actual consideration being paid for this transfer is \$22,000. 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 Grantee 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-\_\_\_\_\_.*

Dated this \_\_\_\_\_ day of August, 2023.

**CLACKAMAS COUNTY**

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

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

*This record was acknowledged before me on this \_\_\_\_\_ day of August, 2023*  
*by \_\_\_\_\_, as Chair of the Clackamas County Board of County*  
*Commissioners.*

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